

STATE OF SOUTH CAROLINA

COUNTY OF GREENVILLE

RECORDED  
11 18 AM '80  
SHERIFF'S OFFICE  
GREENVILLE, S.C.

MORTGAGE OF REAL ESTATE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, Juanita Martin

(hereinafter referred to as Mortgagor) is well and truly indebted unto the Greenville County  
Redevelopment Authority

(hereinafter referred to as Mortgagee) as evidenced by the Mortgagor's promissory note of even date herewith, the terms of which are incorporated herein by reference, in the sum of One Thousand Four Hundred Fourteen and no/100-----  
----- Dollars (\$ 1,414.00 ) due and payable

upon demand, which shall be when Juanita Martin becomes deceased or when she ceases to own or occupy said property. At maturity said principal shall be due in full with no interest thereon.

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WHEREAS, the Mortgagor may hereafter become indebted to the said Mortgagee for such further sums as may be advanced to or for the Mortgagor's account for taxes, insurance premiums, public assessments, repairs, or for any other purposes:

NOW, KNOW ALL MEN, That the Mortgagor, in consideration of the aforesaid debt, and in order to secure the payment thereof, and of any other and further sums for which the Mortgagor may be indebted to the Mortgagee at any time for advances made to or for his account by the Mortgagee, and also in consideration of the further sum of Three Dollars (\$3.00) to the Mortgagor in hand well and truly paid by the Mortgagee at and before the sealing and delivery of these presents, the receipt whereof is hereby acknowledged, has granted, bargained, sold and released, and by these presents does grant, bargain, sell and release unto the Mortgagee, its successors and assigns:

"ALL that certain piece, parcel or lot of land, with all improvements thereon, or hereafter constructed thereon, situate, lying and being in the State of South Carolina, County of GREENVILLE

ALL that piece, parcel of lot of land in Greenville Township, Greenville County, State of South Carolina, being a portion of tract no. 3 of the J. C. Martin Estate, as shown on a plat made by Dalton & Neves in November, 1940, and having the following metes and bounds:

BEGINNING at a point on the north side of the Anderson Road, a distance of 230.2 feet east of Valentine Street and thence running along the Anderson Road, N.64-26 E. 44.6 feet to an iron pin at the corner of tract no. 1; thence along the joint line N.22-42 W. 112.7 feet to an iron pin at the corner of tract no. 2; thence along the joint line S.64-26 W. 50 feet to an iron pin; thence S.22-42 E. 112.7 feet to the beginning corner.

This being the same property conveyed to the mortgagor by deed from Wilbur T. Martin, as recorded in the RMC Office for Greenville County in Deed Book 348 at Page 028 on May 26, 1948.

This property is conveyed subject to all restrictions, easements, zoning ordinances and rights-of-way, if any, recorded at the RMC Office, on the recorded plat or shown on the premises, affecting the above described property.

Greenville County Redevelopment Authority  
Bankers Trust Plaza, Box PP-54  
Greenville, South Carolina 29601.

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Together with all and singular rights, members, hereditaments, and appurtenances to the same belonging in any way incident or appertaining, and all of the rents, issues, and profits which may arise or be had therefrom, and including all heating, plumbing, and lighting fixtures now or hereafter attached, connected, or fitted thereto in any manner; it being the intention of the parties hereto that all such fixtures and equipment, other than the usual household furniture, be considered a part of the real estate.

TO HAVE AND TO HOLD, all and singular the said premises unto the Mortgagee, its heirs, successors and assigns, forever.

The Mortgagor covenants that it is lawfully seized of the premises hereinabove described in fee simple absolute, that it has good right and is lawfully authorized to sell, convey or encumber the same, and that the premises are free and clear of all liens and encumbrances except as provided herein. The Mortgagor further covenants to warrant and forever defend all and singular the said premises unto the Mortgagee forever, from and against the Mortgagor and all persons whomsoever lawfully claiming the same or any part thereof.

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