

STATE OF SOUTH CAROLINA

COUNTY OF GREENVILLE

1980
BANKERS TRUST
GREENVILLE

MORTGAGE OF REAL ESTATE

BOOK 1504 PAGE 302

TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, Julius Hinton and Louise Hinton

(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 Twelve Thousand and no/100-----

Dollars (\$12,000.00) due and payable

in 240 consecutive monthly installments of Ninety-Three and 12/100 (\$93.12) Dollars, due and payable the 15th of each month, commencing June 15, 1980,

with interest thereon from said date at the rate of 7% per centum per annum, to be paid: monthly

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 or lot of land situate, lying and being in Greenville County, South Carolina, being shown and designated as Lot 384, Section Two, "Subdivision for Abney Mills, Brandon Plant, Greenville, South Carolina", on a plat prepared by Dalton & Neves, February, 1959, recorded in Plat Book QQ at Pages 56-59, and according to said plat, having the following metes and bounds, to-wit:

BEGINNING at an iron pin on the southwesterly side of Perrin Street at the joint front corner of Lots 384 and 385 and running thence S.42-56 W. 95 feet to an iron pin; thence S.87-15 W. 60 feet to an iron pin; thence N.16-56 W. 54.8 feet to an iron pin; thence N.47-40 E. 96 feet to curve (the chord of which is N.89-42 E.)22 feet to an iron pin on Perrin Street; thence with Perrin Street S.47-04 E. 64.9 feet to the point of beginning.

This conveyance is made subject to all restrictions, set back lines, roadways, easements and rights-of-way, if any, appearing of record, on the premises, or on the recorded plat, which affect the property hereinabove described.

This being the same property conveyed to the mortgagors by deed from the Greenville County Redevelopment Authority, dated May 12, 1980, to be recorded herewith.

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

RECORDED IN THE OFFICE OF THE CLERK OF THE COURT OF THE STATE OF SOUTH CAROLINA
DOCUMENTARY
JUN 15 1980

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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