

MORTGAGE OF REAL ESTATE -

BOOK 1514 PAGE 327

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

GREENVILLE CO. S. C.
FILED
3 17 PM '80
H.M.C.

MORTGAGE OF REAL ESTATE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, Wash Smith and Mae Bell Smith

(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 Twenty-Three Thousand, Four Hundred Seventy-Five----- Dollars (\$ 23,475.00) due and payable

in 300 consecutive monthly installments of One Hundred Sixty-Five and 97/100 (\$65.97) Dollars, due and payable the 15th of each month, commencing on September 15th, 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:

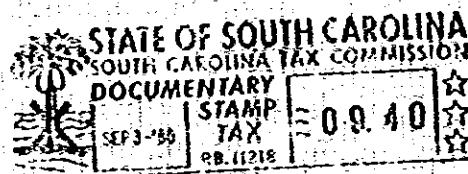
"ALL that certain piece, parcel or lot of land, with all improvements thereon, or hereafter constructed thereon, situate, lying and being in the State of South Carolina, County of Greenville

ALL that piece, parcel or lot of land with the improvements thereon situate, lying and being in or near Greenville, in the County of Greenville, South Carolina, and being more particularly described as Lot No. 201, Section 1, as shown on a plat entitles "Subdivision for Abney Mills, Brandon Plant, Greenville, SC.", made by Dalton & Neves, Engineers, Greenville, SC., February, 1959, and recorded in the Office of the RMC for Greenville County in Plat Book QQ at Pages 56 to 59. According to said plat the within described lot fronts on Osteen Street 64 feet.

THIS being the same property conveyed to the Grantor by deed from Perry S. Luthi, as recorded in the RMC Office for Greenville County in Deed Book 1118, Page 926 on February 11, 1980.

THIS conveyance is made subject to the reservations, exceptions and restrictions contained in Deed Book 622 at Page 325. And also is subject to easements and/or right of ways as recorded in Plat Book QQ at Page 56-59.

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



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.

4328 RV.2