

MORTGAGE OF REAL ESTATE -

GREENVILLE CO. S. C.

BOOK 1521 PAGE 011

STATE OF SOUTH CAROLINA  
COUNTY OF GREENVILLE

OCT 20 2 08 PM '80  
DONN L. TANKERSLEY  
R.M.C.

MORTGAGE OF REAL ESTATE

FOR ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, I, HAZEL VIRGINIA REDDING,

(hereinafter referred to as Mortgagor) is well and truly indebted unto SHERIDAN F. FARR

(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 THREE THOUSAND FIVE HUNDRED AND NO/100 Dollars (\$ 3,500.00 ) due and payable

\$49.95 per month for 14 years, payments applied first to interest, balance to principal, with first payment to be November 10, 1980,

with interest thereon from date at the rate of 15% 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:

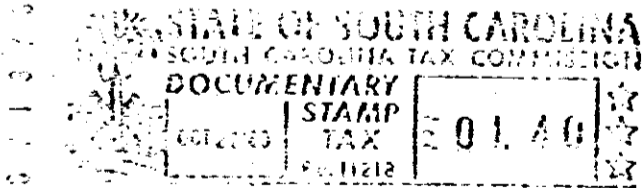
"ALL that certain piece, parcel or lot of land, with all improvements thereon, or hereafter constructed thereon, situate, lying and being in the State of South Carolina, County of Greenville, being about 1 1/4 miles from the city limits of Greenville, S. C., on street leading Eastward from road connecting the American Spinning Co. Village with the Paris Mountain Road, and having the following metes and bounds, to wit:

BEGINNING on the South side of said street corner in Smith lot and running with Smith line S. 23 1/2 W. approximately 190 feet to an iron pin in line of American Spinning Co.; thence with its lines N. 56 1/2 W. 45 feet to iron pin, Rhodes' corner; thence with Rhodes' line N. 23 1/2 E. approximately 190 feet to iron pin on said street; thence with said street S. 56 1/2 E. 45 feet to the beginning.

This being the same property conveyed to the Mortgagor herein by deed of George Raymond Fowler of even date herewith and recorded in the RMC Office for Greenville County simultaneously herewith.

The Street above referred to is now known as Congress Street and this property is also known as House No. 3 Congress Street.

MORTGAGEE ADDRESS:  
544 Crescent Ave.  
Greenville, SC29601



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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