

MORTGAGE OF REAL ESTATE

80-1023-1123

STATE OF SOUTH CAROLINA  
COUNTY OF GREENVILLE

GREENVILLE

CO. S. C.  
2 24 PM '80  
BANKERS TRUST  
S.C.

MORTGAGE OF REAL ESTATE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, James E. Browder and Pamela D. Browder

(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 Ten Thousand, Five Hundred Seventy and no/100 ----- Dollars (\$10,570.00) due and payable in 180 consecutive monthly installments of Seventy Three and 04/100 (\$73.04) Dollars, due and payable the 15th of each month, commencing on December 15, 1980.

with interest thereon from said date at the rate of 3% 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, on the southern side of Cardwell Street, near the City of Greenville, being shown as Lot 26 of Section 6, as shown on plat entitled Subdivision of Dunean Mills, Greenville, South Carolina, recorded in Plat Book "S" at Page 176, and described as follows:

BEGINNING at an iron pin on the southern side of Cardwell Street, at the corner of Lot 25, and running thence with the southern side of said street, S. 88-09 E. 55 feet to an iron pin, corner of Lot 27; thence with line of said lot S. 1-14 W. 92.1 feet to an iron pin, on a 15 foot alley; thence with the southern side of said alley N. 89-43 W. 55 feet to iron pin at corner of Lot 25; thence with line of said lot N. 1-14 E. 91.8 feet to the BEGINNING CORNER.

DERIVATION: This being the same property conveyed to the Mortgagors herein by virtue of a deed from Charles H. Cely, recorded in Deed Book 1128 at Page 682 on July 3, 1980, in the RMC Office for Greenville County, SC.

RECORDED  
DOCUMENTARY  
STAMP  
\$ 04.25

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

RECORDED  
INDEXED  
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