

MORTGAGE OF REAL ESTATE

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

APR 80

ASLEY

MORTGAGE OF REAL ESTATE

1527-219

TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, Wylie M. Bolding and Cora Lee B. Bolding

(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 Seven Thousand, Two Hundred Seventy Six and No/100 ----- Dollars (\$ 7,276.00) due and payable upon demand, which shall be at such time as Wylie M. Bolding and Cora Lee B. Bolding becomes deceased or ceases to own or occupy the premises. At such time, the principal shall be due in full with no interest thereon.

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WHEREAS, the Mortgagee may hereafter become indebted to the said Mortgagor 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 Mortgagee in hand well and truly paid by the Mortgagor 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, known as Lot 317, Section 2 in the Abney Mills Brandon Plant Subdivision with a 75 foot frontage thereon, known as 1 Mason Street, Greenville, SC. A more particular description is found in Plat Book QQ at Page(s) 56 at 59 entitled "Subdivision for Abney Mills, Brandon Plant" Made by Dalton & Neves in February 1959.

DERIVATION: This being the same property conveyed to the Mortgagors herein by virtue of a deed from Abney Mills, Brandon Plant, in Deed Book 624 at Page 205 recorded on June 1, 1959, in the RMC Office for Greenville County, South Carolina.

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

SC 1 DE 9 1980 1154

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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