

MORTGAGE OF REAL ESTATE

STATE OF SOUTH CAROLINA }
COUNTY OF GREENVILLE }

FILED
CO. S. C.
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DONALD BANKERSLEY
R.M.C.

MORTGAGE OF REAL ESTATE

BOOK 1520 PAGE 589

TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, Clinton Murphy and Bobbie Murphy

(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 Four Thousand Three Hundred and no/100----- Dollars (\$4,300.00) due and payable in 180 consecutive monthly installments of Twenty Nine and 72/100 (\$29.72) Dollars, due and payable the 15th of each month, commencing on February 15, 1981,

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, and being in Dunean Mills Village, Greenville, South Carolina, and being more particularly described as Lot No. 35 Section 6, as shown on a plat entitled "Subdivision for Dunean Mills, Greenville, South Carolina", on June 7, 1948, revised June 15, 1948, and August 7, 1948, and recorded in the RMC Office for Greenville County in Plat Book S, at Page 173 to 177, inclusive, and a Plat of Property of Clinton Eugene Murphy and Bobbie Jean Murphy, made by Campbell & Clarkson, Surveyors, dated March 18, 1976, to be recorded herewith, reference being had to said Plats for a more complete metes and bounds description.

THIS PROPERTY is subject to all easements, rights of way and restrictions of record and to matters which an inspection of the property would or should reveal.

DERIVATION: This being the same property conveyed to the Mortgagors herein by virtue of a deed from Robert L. Gillespie, as recorded in the RMC Office for Greenville County, South Carolina, in Deed Book 1033 at Page 356 on March 19, 1976.

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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.

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