MORTGAGE OF REAL ESTATE -

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STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

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CO. S. MORTGAGE OF REAL ESTATE

MAR 26 3 57 PH 19 WHOM THESE PRESENTS MAY CONCERN:

DONNIE 5 TANKERSLEY

R.M.C.

WHEREAS, Sherman Newman and Eugenia Newman

(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 Nine Hundred Seventy-Six and no/100----upon demand, which shall be at such time as Sherman Newman and Eugenia Newman become deceased or ceases or own or occupy the premises. At maturity, said principal shall be due in full with no interest thereon.

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 certain lot of land in Greenville Township, Greenville County, South Carolina, near the City of Greenville, on the southeastern side of Patton Street, being known and designated as Lot No. 9 of Block F, of a revised plat of property of Furman Investment Company prepared by C. M. Furman, Jr., Engineer, July, 1923, which plat is of record in the RMC Office for Greenville County in Plat Book F at Page 159 and 160, and having, according to said plat, the following metes and bounds:

BEGINNING at an iron pin on the southeast side of Patton Street, joint front corner of Lots Nos. 7 and 9 of Block F, and running thence along the common line of said lots in a southeasterly direction 100 feet to iron pin at the joint rear corner of Lots Nos. 7, 8, 9, and 10; thence in a northeasterly direction along the joint line of Lots Nos. 9 and 10, 100 feet, more or less, to an iron pin on the southwest side of McBee Boulevard and Patton Street at the point of intersection of said Boulevard and Street on a circular curve; thence in a northwesterly direction along the southeast side of Patton Street in a circular line to an iron pin on the southeast side of Patton Street, the beginning corner.

DERIVATION: This being the same property conveyed to the Mortgagors by virtue of a deed from E. D. Ginn and Christine Ginn recorded in Deed Book &16 at Page 166 on August 11, 1950.

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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 Mortgage, its heirs, successors and assigns, forever.

The Mortgagor covenants that it is lawfully seized of the premises heireinabove described ir 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.