

MORTGAGE OF REAL ESTATE -

BOOK 1538 PAGE 186

STATE OF SOUTH CAROLINA }
COUNTY OF GREENVILLE } TO ALL WHOM THESE PRESENTS MAY CONCERN:

GREENVILLE CO. S. C.
FILED
SEP 13 10 41 AM '81
DONNIE S. TANKERSLEY
R.M.C.

WHEREAS, William G. McCall and Etta B. McCall

(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, Four Hundred Ninety-Two and no/100 ----- Dollars (\$ 10,492.00) due and payable upon demand, which shall be at such time as William G. McCall and Etta B. McCall becomes deceased or ceases to own or occupy the premises. At such time, the 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 piece, parcel or lot of land with improvements thereon situate, lying and being on the Eastern side of Henderson Street in the County of Greenville, State of South Carolina, and being known and designated as Lot No. 42 of Block "B" as shown on plat of City View as recorded in Plat Book "A" at Page 461, RMC Office for Greenville County and being more particularly described, according to said plat, as follows:

BEGINNING at an iron pin on the East side of Henderson Street at joint front corner of Lots 41 and 42 and running thence with the joint line of said lots, South 89½ East 150 feet to an iron pin; thence running North 00-30 East 50 feet to an iron pin; thence running North 89½ West 150 feet to an iron pin on the East side of Henderson Street; running thence with said Street, South 00-30 West 50 feet to the point of BEGINNING.

DERIVATION: This being the same property conveyed to the Mortgagor herein by virtue of a deed from Nellie M. Hendrix recorded in Deed Book 893 at Page 574 on July 9, 1970 in the RMC Office for Greenville County, South Carolina.

GREENVILLE COUNTY
REDEVELOPMENT AUTHORITY
STAMP
SEP 13 1981

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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