

MORTGAGE OF REAL ESTATE

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APR 15 2 50 PM '81
R.M.C. HARRISLEY

State of South Carolina
County of GREENVILLE

/B. Leslie), Flora S. Hudson and H. Lucas
/Mitchell, individually and as trustee for
/Mary Lucas Mitchell and H. Lucas Mitchell,
/ Jr. 1981 between

TO ALL WHOM THESE PRESENTS MAY CONCERN:

This Mortgage made on or as of the 31st day of March (hereinafter called "Mortgagor"), residing at
Ann G. Bozeman, Harriet B. Farmer (formerly Harriet /
In the City of Greenville

County of Greenville
(hereinafter called "Mortgagee"), acting by and through the Department of Housing and Urban Development, having a
Regional Office at Room 645 Peachtree-Seventh Building in the City of Atlanta, County of Fulton, and State of
Georgia.

WITNESSETH, that to secure the payment of an indebtedness in the principal amount of Forty-Two Thousand, Fifty & No/100
Dollars (\$ 42,050.00), with interest thereon, which shall be payable in accordance with a certain note, bond or
other obligation (which note, bond or obligation is hereinafter called "Note"), bearing even date herewith, a true and
correct copy of which, exclusive of the signature of the Mortgagor, marked "Schedule A", is annexed hereto and made a
part hereof, and all other indebtedness which the Mortgagor is obligated to pay to the Mortgagee pursuant to the pro-
visions of the Note and this Mortgage, the within written Mortgage is given.

NOW, KNOW ALL MEN, That the Mortgagor, in consideration of the said debt and sum of money aforesaid, and for
the better securing the payment thereof to the Mortgagee, and also in consideration of the further sum of Three Dollars
(\$3) 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 said Mortgagee, its successors and assigns, the following de-
scribed real estate, to wit:

ALL that piece, parcel or lot of land, situate, lying and being in the State of
South Carolina, County of Greenville, Greenville Township, being known and
designated as Lot No. 23 of the property of Sam R. Zimmerman and Ferris M Williams
according to a plat thereof, recorded in the R.M.C. Office for Greenville County
in Plat Book E, at page 132, and having, according to said plat, the following
metes and bounds, to-wit:

BEGINNING at an iron pin on the northwestern side of Atwood Street at the
joint front corner of Lots 26 and 23, and running thence along the joint line
of said lots, N. 42-0 W. 180 feet to an iron pin at the rear corner of Lot
No. 24; thence along the rear line of Lot 24, N. 48-0 E. 70 feet to an iron
pin at the joint rear corner of Lot 23 and 22; thence with the joint line of
said lots, S 42-0 E. 180 feet to an iron pin at the joint front corner of Lots
23 and 22 on the northwest side of Atwood Street; thence along Atwood Street,
S. 48-0 W. 70 feet to the beginning corner.

THIS property is known and designated as Block Book No. 11-3-27.

DERIVATION: Ann G. Bozeman holds a 1/2 interest in said property, which was con-
veyed to her in the following manner: 1/4 interest by deed of Kenneth Franklin
Hunt, recorded in Deed Book 722 at page 345, on May 10, 1963; and 1/4 interest
by deed of Bill B. Bozeman recorded in Deed Book 518, at page 524, on February 17,
1955. Flora S. Hudson holds a 1/8 interest in said property, conveyed to her by
deed of Flora H. Sherman, recorded in Deed Book 691 at page 117 on January 24,
1962. Harriet B. Farmer (formerly Harriet B. Leslie) received a 1/4 interest in
the property under the name of Harriet B. Leslie, by deed of Harriet H. Bozeman,
recorded in Deed Book 495 at page 185 on March 4, 1954. Gloria S. Mitchell re-
ceived a 1/4 interest in the property by deed of Flora H. Sherman, recorded in
Deed Book 691 at page 117, on January 24, 1962. Subsequently Gloria S. Mitchell
died testate on October 4, 1976, as shown in Probate File 1443-13 leaving this
property to her husband H. Lucas Mitchell individually and as trustee for their
two children; Mary Lucas Mitchell and H. Lucas Mitchell, Jr., with the Trustee
authorized to mortgage this property.

TOGETHER with all appurtenances thereto and all the estate and rights of the Mortgagor in and to such property or
in any wise appertaining thereto; all buildings and other structures now or hereafter thereon erected or installed, and
all fixtures and articles of personal property now or hereafter attached to, or used in, or in the operation of, any such
land, buildings or structures which are necessary to the complete use and occupancy of such buildings or structures for
the purposes for which they were or are to be erected or installed, including, but not limited to, all heating, plumbing,
bathroom, lighting, cooking, laundry, ventilating, refrigerating, incinerating and air-conditioning equipment and
fixtures, and all replacements thereof and additions thereto, whether or not the same are or shall be attached to such
land, buildings or structures in any manner;

TOGETHER with any and all awards now or hereafter made for the taking of the property mortgaged hereby, or any
part thereof (including any easement), by the exercise of the power of eminent domain, including any award for
change of grade of any street or other roadway, which awards are hereby assigned to the Mortgagee and are deemed a
part of the property mortgaged hereby, and the Mortgagee is hereby authorized to collect and receive the proceeds of
such awards, to give proper receipts and acquittances therefor, and to apply the same toward the payment of indebted-
ness secured by this Mortgage, notwithstanding the fact that the amount owing thereon may not then be due and pay-
able, and the Mortgagor hereby agrees, upon request, to make, execute and deliver any and all assignments and other
instruments sufficient for the purpose of assigning each such award to the Mortgagee, free, clear and discharged of any
encumbrances of any kind or nature whatsoever; and

TOGETHER with all right, title and interest of the Mortgagor in and to the land lying in the streets and roads in front
of and adjoining the above described land (all the above described land, buildings, other structures, fixtures, articles
of personal property, awards and other rights and interests being hereinafter collectively called the "mortgaged
property").

TO HAVE AND TO HOLD the mortgaged property and every part thereof unto the Mortgagee, its successors and
assigns forever for the purposes and uses herein set forth.

AND the Mortgagor further covenants and agrees with the Mortgagee, as follows:

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