

MORTGAGE OF REAL ESTATE -

GREENVILLE CO. S. C.

STATE OF SOUTH CAROLINA  
COUNTY OF GREENVILLE

MORTGAGE OF REAL ESTATE

BOOK 1538 PAGE 875

TO ALL WHOM THESE PRESENTS MAY CONCERN:

RECORDED  
1 01 PM '81  
TANKERSLEY  
R.M.C.

WHEREAS, Martin Landreth and Carolyn Landreth

(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 Six Thousand One Hundred Twelve and no/100----- Dollars (\$6,112.00 ) due and payable in 180 consecutive monthly installments of Forty-Two and 23/100 (\$42.23) Dollars, due and payable the 15th of each month, commencing on May 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

ALL that certain piece, parcel or lot of land, situate, lying and being in the County of Greenville, State of South Carolina, being known and designated as Lot 14, Section H, on property of Furman Investment Company, recorded in Plat Book F at Page 159 with the following metes and bounds, to-wit:

BEGINNING at an iron pin on the northwesterly side of Mauldin Street, joint corner of Lots 14 and 16 and running thence with the joint line of said lots N. 53-20 E. 156.0 feet to an iron pin; thence S. 38-15 E. 50.03 feet to an iron pin; thence S. 52-20 W. 156.39 feet to an iron pin on Mauldin Street,; thence along Mauldin Street N. 37-40 W. 50 feet to the point of beginning.

DERIVATION: This being the same property conveyed to the Mortgagors herein by virtue of a deed from Margaret M. Landreth recorded in Deed Book 1133 at Page 665 on September 17, 1980 in the RMC Office for Greenville County, South Carolina; and by virtue of a deed from Martin Landreth conveying a 1/2 interest to Carolyn Landreth to be recorded herewith in the RMC Office for Greenville County, South Carolina.

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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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