

STATE OF SOUTH CAROLINA  
COUNTY OF GREENVILLE

FILED  
MORTGAGE OF REAL ESTATE  
TO ALL WHOM THESE PRESENTS MAY CONCERN:

APR 28 9 27 AM '81

WHEREAS, Thomas W. Cox

DONNIE BANKERSLEY  
R.M.C.

(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 Eight Thousand Seven Hundred Thirteen and no/100-----  
Dollars (\$8,713.00) due and payable

upon demand, which shall be at such time as he becomes deceased or ceases to own or occupy the premises. At maturity, said principal is due in full with no interest thereon.

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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 in Greenville County, State of South Carolina, located in the City of Greer on the Southeastern side of Pelham Street and being shown as Lot Number One (1), on plat of J. S. Dillard Estate, made by Wolfe & Huskey, Inc., dated April 17, 1978 and having the following metes and bounds, to-wit:

BEGINNING at an iron pin on the Southeastern side of said street, at the joint front corner of lots 1 and 2 and running thence as the common line of said lots, S. 55-37 E. 25 feet to pin; thence on the same course for a total distance of 355.9 feet to pin of I.N. Wood Estate; thence N. 01-27 E. 89.1 feet to old pin; thence N. 32-22 E. 32.2 feet to old pin; thence N. 54-39 W. 305.6 feet along said estate and lot now or formerly of McClimon & Hill, Inc., to pin on the southeastern side of said street; thence with said street, S. 34-51 W. 112.3 feet to the beginning corner and containing 0.81 of acre, more or less.

DERIVATION: This being the same property conveyed to the Mortgagor herein by virtue of a deed from W. R. Hipp recorded in Deed Book 1101 at Page 107 on April 24, 1979.

Greenville County Redevelopment Authority  
Bankers Trust Plaza, Box PP-54  
Greenville, South Carolina 29601

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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 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.