

MORTGAGE OF REAL ESTATE

GR. S. C.

BOOK 1533 PAGE 617

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

APR 14 '81

MORTGAGE OF REAL ESTATE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, Lester Williams and Orthella Williams

(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 Fifty and no/100-----
-----Dollars (\$ 7,950.00) due and payable
in 120 consecutive monthly installments of Eighty-Four and 35/100 (\$84.35)
Dollars due and payable the 15th of each month commencing on May 15, 1981.

with interest thereon from said date at the rate of 5% 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 lying and being, situate between Maloy Street, Valentine Street and Round Knob Street, in the Sterling Park Addition, being known and designated as Lot 45, near the City of Greenville, South Carolina, according to a plat of said subdivision prepared by Dalton & Neves, Engineers, in June, 1940, as recorded in the RMC Office in Plat Book "L" at Page 171, and having the following metes and bounds, to-wit:

BEGINNING at an iron pin on the northwest corner of the junction of Round Knob Street with Valentine Street and running thence along the west side of Valentine Street N. 27-00 W. 44 feet to an iron pin at the southeast corner of the intersection of Maloy Street with Valentine Street; thence continuing on the south side of Maloy Street S. 80-54 W. 104.9 feet to an iron pin at the joint corner of Lots 44 and 45; thence S. 27-00 E. 69.2 feet to an iron pin on the north side of Round Knob Street, at the joint corner of Lots 44 and 45; thence N. 67-04 E. 100 feet along the north side of said street to an iron pin on the northwest corner of the junction of Round Knob Street and Valentine Street to the point of Beginning.

DERIVATION: This being the same property conveyed to the Mortgagor herein by virtue of a deed from Orthellia Williams recorded in Deed Book 314 at Page 124 on June 6, 1947 in the RMC Office for Greenville County, SC.

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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