

MORTGAGE OF REAL ESTATE

BOOK 1542 PAGE 260

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

FILED
S. C. MORTGAGE OF REAL ESTATE

APR 27 3 25 PM '81
L WHOM THESE PRESENTS MAY CONCERN:

JOHN ANKERSLEY
R.M.C.

WHEREAS, James L. Gambrell and Elizabeth J. Gambrell, 9 Sullivan St., Greenville, SC

(hereinafter referred to as Mortgagor) is well and truly indebted unto The City of Greenville, a municipal corporation,
Post Office Box 2207, Greenville, South Carolina 29602

(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 Four Thousand Seven Hundred Forty Five and 20/100

Dollars (\$ 4,745.20) due and payable

after completion
with interest thereon from 15th of month at the rate of 1 per centum per annum, to be paid: \$ 41.57 per month
and last payment \$41.56.

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, City of Greenville, lying and being on the south side of
Sullivan Street, and having according to a plat made by Dalton & Neves, Engineers,
dated November, 1925, the following metes and bounds, to-wit:

BEGINNING at a concrete post on the south side of Sullivan Street, 220 feet west
of Augusta Street and running thence with South side of said Sullivan Street, N.
88-25 W. 75 feet to a point on a concrete wall; thence S. 0-23 W. 159 feet to an
iron pin; thence S. 88-25 E. 75 feet to an iron pin; thence N. 0-23 E. 159 feet to the
point of beginning.

THIS property is known and designated as Block Book No. 95-7-2.

BEING the same lot conveyed to James L. Gambrell and Elizabeth J. Gambrell by
Deed of Ruth Curtis Blizzard, individually and an Executrix of the Estate of
Cecile Mae Blizzard, deceased. Recorded in the RMC Office for Greenville County
in Deed Book 977 at page 187, on June 20, 1973.

THIS mortgage is junior and subordinante to a mortgage executed by James L. &
Elizabeth J. Gambrell to First Federal Savings and Loan Association. Being recorded
in REM Book 1282 at page 95.

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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.

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