

MORTGAGE OF REAL ESTATE

BOOK 1543 PAGE 565

STATE OF SOUTH CAROLINA }
COUNTY OF GREENVILLE } CO. S. C. MORTGAGE OF REAL ESTATE

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MCKERSLEY
M.C.

TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, Algen Mack and Annie Mae S. Mack, 13 Styles Road, Greenville, South Carolina.

(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 Five Thousand Five Hundred Nineteen and 00/100

Dollars (\$ 5,519.00) due and payable

after work completed

with interest thereon from 15th of month at the rate of 3 per centum per annum, to be paid: \$53.29 per month and last payment \$50.28.

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, being the southerly portion of Lot 11, Block C, of Glenn Farms, plat of which is recorded in Plat Book M, page 75, and according to a more recent plat made by Dalton & Neves Company, Engineers, January 1971, having the following metes and bounds, to-wit:

BEGINNING at an iron pin on Glenn Road at the joint front corner of Lots 11 and 12 and running thence with the line of said lots, N. 13-40 W., 125 feet to an iron pin; thence through Lot 11, S. 79-56 W., 130.4 feet to an iron pin on Styles Street; thence with Styles Street, S. 51 E., 131.5 feet to an iron pin at curve of intersection of Styles Street and Glenn Road; thence with said curve (the chord of which is S. 76-30 E.) 59 feet to the point of beginning.

THIS property is known and designated as Block Book No. 267-4-11.

BEING the same lot conveyed to Algen Mack and Annie Mae S. Mack by deed of L. M. Gillespie, recorded in Deed Book 906 at page 84 on January 8, 1971.

THIS mortgage is junior and subordinate to a mortgage executed by Algen and Annie Mae S. Mack to Thomas & Hill Inc. recorded in REM Book 1182 page 33 on February 26, 1971. Subsequently said mortgage was assigned to The Galbreath Mortgage Company as shown in REM Book 1469 at page 786, recorded June 11, 1979.

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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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