

MORTGAGE OF REAL ESTATE

BOOK 1543 PAGE 998

STATE OF SOUTH CAROLINA } GREENVILLE COUNTY S.C. MORTGAGE OF REAL ESTATE
COUNTY OF GREENVILLE } ALL WHOM THESE PRESENTS MAY CONCERN:
GREENVILLE COUNTY REDEVELOPMENT AUTHORITY

WHEREAS, Ruby Hughes

(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 Five Thousand Three Hundred Ten and no/100----- Dollars (\$5,310.00) due and payable upon demand, which shall be at such time as she becomes deceased or ceases to own or occupy the premises. At maturity, said principal is due in full with no interest thereon.

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:

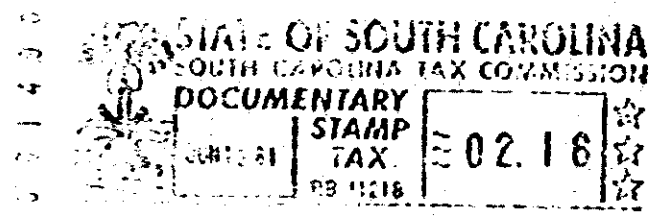
"ALL that certain piece, parcel or lot of land, with all improvements thereon, or hereafter constructed thereon, situate, lying and being in the State of South Carolina, County of Greenville

ALL that certain piece, parcel or lot of land, with the improvements thereon, situate, lying and being in the State and County aforesaid, Chick Springs, Township, just inside the City Limits of Greer, S.C., lying on the Southern side of surfaced road, and being shown as Lot Number 33, on a plat of property entitled "Maple Heights" for Lee G. Smith Estate, said plat made by H. S. Brockman, Surveyor, August 29, 1958, and having the following courses and distances, to-wit:

BEGINNING on a stake or iron pin on the southern side of the said surfaced road, joint front corner of Lots Numbers 32 and 33 as shown on said plat and thence with the common line of the said lots, S. 29-42 W. 270 feet, more or less, to the center of Maple Creek (stake set off on northern bank at 10.2 feet); thence up the creek, the creek being the line, to the rear corner of Lot Number 34 (stake set off on the northern bank at 10 feet); thence with the common line of Lots Numbers 33 and 34, N. 41-10 E. 215 feet to a stake or iron pin on the southern side of said road; thence S. 48-58 E. 100 feet along the said road to the beginning corner.

DERIVATION: This being the same property conveyed to the Mortgagor herein by virtue of a deed from Roxie Brown recorded in Deed Book 1098 at Page 326 on March 14, 1979.

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.