

MORTGAGE OF REAL ESTATE

BOOK 1547 PAGE 857

STATE OF SOUTH CAROLINA  
COUNTY OF GREENVILLE

FILED  
GREENVILLE CO. S. C.  
JUL 24 1 39 PM '81  
DONNIE S. TANKERSLEY  
R.M.C.

MORTGAGE OF REAL ESTATE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, Roy B. Bowen

(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 Four Thousand Four Hundred Twenty-Six and no/100----- Dollars (\$4,426.00) due and payable upon demand, which shall be at such time as Roy B. Bowen becomes deceased or ceases to own or occupy the premises. At maturity, the principal shall be 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, a small portion thereof being in the City of Greenville and being known and designated as the northern part of Lot No. 13 of Block "A" of property of Pendleton Street Realty Company, as shown on plat thereof, prepared by Picknell & Picknell, Engineers, November 27, 1946 and recorded in the RMC Office for Greenville County in Plat Book "A" at Page 122 and 123 and having the following metes and bounds, to-wit: BEGINNING at an iron pin on the south side of the Easley Bridge Road, corner of Lots Nos. 12 & 13 and running thence with line of said lots, S. 27-55 E. 68 feet to a stake; thence S. 66-28 W. 74.2 feet to a stake in line of Lot 14; thence with line of said lot N. 27-24 W. 69 feet to an iron pin on Easley Bridge Road; thence N. 67-50 E. 74 feet to BEGINNING.

DERIVATION: This being the same property conveyed to the Mortgagor herein by virtue of a deed from C. W. Hinton recorded in Deed Book 587 at Page 335 on November 11, 1957 in the RMC Office for Greenville County, South Carolina.

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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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