

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

SEP 23 2 03 PM '81
SONNIE S. BANKERSLEY
R.M.C.

MORTGAGE OF REAL ESTATE
TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, J. B. Christie and Carrie Christie, 106 Elm Street, 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 Seven Thousand Seven Hundred Forty One and 00/100 Dollars (\$ 7,741.00) due and payable

after work completed

with interest thereon from 15th day of month the rate of 3 per centum per annum, to be paid: \$74.75 per month and last payment \$70.53.

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, located on the southwestern side of Elm Street and known and designated as Lot No. 3 of the property of Parrish and Gower, as shown on plat recorded in the RMC Office for Greenville County in Plat Book F, at page 104, and having the following metes and bounds to-wit:

BEGINNING on the southwestern side of Elm Street and running thence with said street S 36-15 E 58 feet to the joint front corner of lots 3 and 4; thence with the joint line of lots 3 and 4 S 60-57 W 169.8 feet to a point; thence running N 36-15 W 65 feet to the joint rear corner of lots 2 and 3; thence with the joint line of said lots N 63-17 E 170.7 feet to the point of beginning.

THIS property is known and designated as Block Book No. 96-4-7.

BEING the same property conveyed to J. B. Christie and Carrie Christie by deed of Mable S. Wright, recorded in Deed Book 1039 at page 988, on July 22, 1976.

THIS mortgage is junior and subordinate to a mortgage executed by J. B. Christie and Carrie Christie to Collateral Investment Company. Being recorded in REM Book 1373 at page 357, on July 22, 1976.

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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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