800K1561 PAGE 732

STATE OF SOUTH CAROLINA COUNTY OF GREENVILLE

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MORTGAGE OF REAL ESTATE

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OC. SOCIL WHOM THESE PRESENTS MAY CONCERN:

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(hereinafter referred to as Mortgagor) is well and truly indebted unto GREENVILLE COUNTY REDEVELOPMENT AUTHORITY

upon demand, which shall be at such time as Virginia F. Clark becomes deceased or ceases to own or occupy the premises described below. At such time the principal amount 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 Mortgagoe at any time for advances made to or for his account by the Mortgagoe, and also in consideration of the further sum of Three Dollars (\$3.00) to the Mortgagor in hand well and truly paid by the Mortgagoe 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 Mortgagoe, its successors and assigns:

"ALL that certain piece, parcel or kt of land, with all improvements thereon, or hereafter constructed thereon, situate, lying and being in the State of South Carolina, County of GREENVILLE, and in Greenville Township, on the East side of McDade Street, and being known and designated as Lot No. 105 of Block B of a subdivision known as City View as shown on plat thereof recorded in the R.M.C. Office for Greenville County in Plat Book A at Page 460 and 465, and having the following metes and bounds, to-wit:

BEGINNING at an iron pin on the East side of McDade Street at the joint corner of Lots No. 104 and 105, which point is 200 feet North of the Northeast corner of the intersection of O'Neal Street and McDade Street, and running thence along the joint line of Lots No 104 and 105, S. 89½ E. 150 feet to an iron pin at the joint rear corner of said lots; thence along the line of an alley, N. ½ E. 50 feet to an iron pin at the joint rear corner of Lots No. 105 and 106; thence along the joint line of said lots N. 89½ W. 150 feet to an iron pin on the East side of McDade Street; thence along the East side of McDade Street, S. ½ W. 50 feet to the beginning corner.

DERIVATION: This being the same property conveyed to the Mortgagor herein by virtue of a deed from R. S. Shoemaker recorded in the R.M.C. Office for Greenville County in Deed Book 1063 at Page 556 on August 26, 1977.

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Greenville County Redevelopment Authority
Bankers Trust Plaza, Box PP-54
Greenville, SC 29601

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Together with all and singular rights, members, hered timents, and appurtenances to the same belonging in any way incident or appertuining, 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 reel estate.

TO HAVE AND TO HOLD, all and singular the said premises unto the Mintgagee, its heirs, successins and assigns, forever.

The Mortgagor covenants that it is lawfully secred 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 Mortgagoe forever, from and against the Mortgagor and all persons whomspever lawfully claiming the same or any part thereof.

GREENVILLE OFFICE SUPPLY CO. INC.

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