

MORTGAGE OF REAL ESTATE -

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

FILED
MAY 25 11 20 AM '82
JOHN W. WATERSLEY

MORTGAGE OF REAL ESTATE

BOOK 1562 PAGE 499

TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, RALPH B. PORTER AND NEATIA S. PORTER

(hereinafter referred to as Mortgagor) is well and truly indebted unto 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 Eight thousand nine hundred thirty-nine and no/100

Dollars (\$ 8,939.00) due and payable in 120 consecutive monthly installments of Eighty-six and 35/100 (\$86.35) Dollars per month, due and payable on the 15th day of each month, commencing June 15, 1982,

with interest thereon from said date at the rate of three (3%) per centum per annum, to be paid: monthly.

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, in Greenville Township, being known and designated as a portion of Lot No. 21, Block A of the Lee Property as shown on plat thereof prepared by J. C. Hill, Engr. December 6, 1947 (See also Plat Book A, Page 427) and being more particularly described according to the Hill survey as follows:

BEGINNING at an iron pin on the north side of Ninth Street, which pin is 50 feet in a westerly direction from Whitaire Street and running thence with Ninth Street S. 84-05 W. 50 feet to an iron pin; thence N. 10-10 E. 150 feet to an iron pin; thence N. 84-05 W. 50 feet to an iron pin; thence S. 10-10 W. 40.8 feet to an iron pin; thence N. 76-10 W. 5.5 feet to an iron pin; thence S. 10-10 W. 58 feet to an iron pin; thence S. 76-10 E. 5.5 feet to an iron pin; thence S. 10-10 W. 51.2 feet to an iron pin, the beginning corner.

DERIVATION: This being the same property conveyed to the Mortgagors herein by virtue of a deed recorded in the R.M.C. Office for Greenville County from Louise B. Garren, Deed Book 1077 at Page 586, recorded April 24, 1978.

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

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE
RECORDED
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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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