

MORTGAGE OF REAL ESTATE -

BOOK 1562 PAGE 559

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

MORTGAGE OF REAL ESTATE

FILED
CO. S. C.
FEB 1 3 36 PM '82

TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, LIZZIE MAE FERGUSON WERSLEY

(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 Seven thousand nine hundred five and no/100----- Dollars (\$7,905.00) due and payable in 120 consecutive monthly installments of Eighty-four and 11/100 (\$84.11) Dollars each, due and payable on the 15th day of each month, commencing April 15, 1982,

with interest thereon from said date at the rate of five (5%) 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, being known and designated as lot 16, block B of the subdivision known as Washington Heights, being shown on a plat recorded in the R.M.C. Office for Greenville County in Plat Book "M" at Page 107. Said lot fronts approximately 40 feet on Cody Street (formerly Oak Street) and has a depth of approximately 105 feet, being bounded on the north by lot 17 and on the south by lot 15.

DERIVATION: This being the same property conveyed to the Mortgagor herein by virtue of a deed from Sidney and Bertha Peralta to Robert and Lizzie Mae Ferguson recorded in the R.M.C. Office for Greenville County in Deed Book 805 at Page 300 on September 2, 1966; and by virtue of a deed from Robert Ferguson conveying his one-half interest to Lizzie Mae Ferguson, to be recorded herewith.

RECORDED
DOCUMENTARY
FEB 1 1982
\$ 93.20

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

FEB 1 92 1156

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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