

MORTGAGE OF REAL ESTATE

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

FILED
GREENVILLE COUNTY, S. C. MORTGAGE OF REAL ESTATE

BOOK 1563 PAGE 343

APR 10 1982
DONN... BERSLEY
R.M.C.

WHEREAS, ETHEL HAWTHORNE

(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 Eight thousand five hundred sixty-three and 75/100----- Dollars (\$8,563.75) due and payable upon demand, which shall be at such time as Ethel Hawthorne 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.

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:

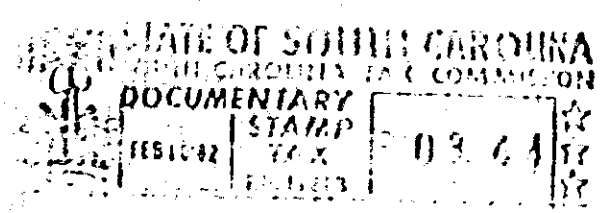
NOW, KNOW ALL MEN, That the Mortgagor, in consideration of the aforesaid debt, and in order to secure the payment thereof, and of any other and further sums for which the Mortgagor may be indebted to the Mortgagee at any time for advances made to or for his account by the Mortgagee, and also in consideration 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, Westville School District, Freetown Community, as shown by a subdivision represented by a plat prepared by W. J. Riddle, Surveyor, March, 1949, and on the west side of Church Street, designated as Lot No. 3 on said plat and having the following metes and bounds, to-wit:

BEGINNING at a stake on the south side of Church Street, common corner of lots 3 and 2, which stake is 133 feet from the southwest intersection of Church Street and Arnod Street and running thence with the boundary line of lots 2 and 3, S. 81-02 W. 131.3 feet to a stake, the same being rear corner of lots 2 and 3; thence S. 14-03 E. 39 feet to a stake, the rear corner of lots 3 and 4; thence N. 85-47 E. 132.4 feet to a stake on the west side of Church Street, common corner of lots 3 and 4; thence along the property line on Church Street, N. 13-13 W. 50 feet to the point and place of the beginning, and designated as Lot No. 3 on said plat, reference to which is hereby craved for further description of the said lot.

DERIVATION: This being the same property conveyed to the Mortgagor herein by virtue of inheritance from her husband, Thomas C. Hawthorne, who died intestate as shown in Probate Court for Greenville County in Apartment 1494 at File 8, and by virtue of a deed from Gwendolyn Hawthorne and Thomasenia H. Jackson conveying a life estate of their one-third interest.

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

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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