

MORTGAGE OF REAL ESTATE -

BOOK 1534 PAGE 486

STATE OF SOUTH CAROLINA  
COUNTY OF GREENVILLE

FILED  
REC. S.C. MORTGAGE OF REAL ESTATE  
FEB 23 2 09 PM '82  
COUNTY CLERK  
GREENVILLE S.C.  
R.H.C.

ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, Leuvenia J. Counts

(hereinafter referred to as Mortgagor) is well and truly indebted unto The City of Greenville, a municipal corporation

(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 Three Thousand Four Hundred Fifty Nine and no/100

Dollars (\$ 3,459.00 ) due and payable

after work completed

with interest thereon from 15th of month at the rate of 1 per centum per annum, to be paid: \$30.30 per month.

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, being known and designated as lot No. Nine (9) according to a map or plat of property of J. Malvin Hunt as made December 9, 1947, by Pickell & Pickell, Engineers, and being described by metes and bounds as follows, to-wit:

BEGINNING at an iron pin at the Northeast corner of the lot of J. Malvin Hunt on the Southern side of Gower Street and running thence South 31-25 West Forty-five and 6/10ths feet to an iron pin; thence South 69-24 West Seventy-eight and 6/10ths feet to an iron pin on the line of Lot No. 8; thence along the line of said Lot No. 8 North 18-11 West Fifty-six feet to an iron pin; thence North 30-59 East Seventy and 5/10ths feet to an iron pin on the Southern side of Gower Street; thence along the Southern line of Gower Street 59-01 East Ninety-one and 3/10ths feet to the place of beginning.

This property is known and designated as Block Book No. 75-3-1.1.

Being the same property devised to Leuvenia J. Counts by will of Amos Counts, who died testate on December 1, 1980 (See Probate File 1632-28).

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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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