

MORTGAGE OF REAL ESTATE -

STATE OF SOUTH CAROLINA } FILED } CO. S. C. } MORTGAGE OF REAL ESTATE } BOOK 1564 PAGE 908
COUNTY OF GREENVILLE } } } } }
DONN W. WILKINSLEY } } } } }
R.M.C. } } } } }

WHEREAS, Annette L. Jennings

(hereinafter referred to as Mortgagor) is well and truly indebted unto The City of Greenville, a municipal corporation, Post Office Box 2207, Greenville, South Carolina 29602

(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 Six Hundred Seventy Four Dollars and 00/100

----- Dollars (\$8,674.00) due and payable *adg*

with interest thereon from 15th of month/ after work completed at the rate of 6 per centum per annum, to be paid: \$111.02 ~~104.14~~ per month *adg*

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, known and designated as Lot No. 12 Block B, on a plat of Fair Heights subdivision recorded in the RMC Office for Greenville County in plat book F at pages 256 and 257, and having according to said plat the following metes and bounds to-wit:

BEGINNING at an iron pin at the northwest corner of Parkins Mill Road (formerly Dakota Avenue) and Hanover Street, thence with the northeast side of Hanover Street N. 58-40 W 150 feet to an iron pin corner of Lot No. 13; thence with the line of said lot N. 31-20 E. 50 feet to an iron pin corner of Lot No. 11; thence with the line of said lot S. 58-40 E. 150 feet to an iron pin on the northwest side of Parkins Mill Road; thence with the northwest side of said road S. 31-20 W. 50 feet to the beginning corner.

Also

ALL that piece, parcel or lot of land in Greenville Township, Greenville County, State of South Carolina, being known and designated as Lot No. 13 of Block "B" on plat of property known as Fair Heights, made by R. E. Dalton, Engineer, October, 1924, and recorded in the R.M.C. Office for Greenville County in Plat Book "F", page 257, and having the following metes and bounds, to-wit:

BEGINNING at an iron pin on the Northeast corner of Bleckley Avenue and Hanover Street and running thence with Bleckley Avenue N. 31-20 E. 50 feet, joint corner of Lots Nos. 13, and 14; thence with line of Lot No. 14 S. 58-40 E. 150 feet to an iron pin, joint corner of Lots Nos. 11, 12, 13 and 14; thence with line of Lot No. 12, S. 31-20 W., 50 feet to an iron pin on Hanover Street; thence with Hanover Street N. 58-40 W., 150 feet to the beginning corner.

The above described lots are jointly known and designated as Block Book No. 265-11-13.

Being the same lots conveyed to Annette L. Jennings by deed of Melvin C. McClellion and Betty A. McClellion, recorded in the RMC Office for Greenville County in Deed Book 995 at page 616, on March 20, 1974.

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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