

MORTGAGE OF REAL ESTATE -

BOOK 1566 PAGE 933

STATE OF SOUTH CAROLINA }
COUNTY OF GREENVILLE }

FILED
GREENVILLE CO. S. C. MORTGAGE OF REAL ESTATE
MAR 31 11 38 AM '82
DONNIE W. HANNERSLEY
R.M.C.

MORTGAGE OF REAL ESTATE

WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, SARA B. RILEY

(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 Three thousand five hundred and no/100-----

Dollars (\$ 3,500.00) due and payable

upon demand, which shall be at such time as Sara B. Riley 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:~~

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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, on the west side of McDade Street in a subdivision known as City View, and being known and designated as Lot No. 2 of the property of Lucy McCauley as shown on plat thereof recorded in the R.M.C. Office for Greenville County in Plat Book N at Page 61, which plat is a re-subdivision of Lots Nos. 133, 134 and 135 of Plat of City View as recorded in the R.M.C. Office for Greenville County in Plat Book A at page 441, and being more particularly described as follows, to-wit:

BEGINNING at an iron pin on the west side of McDade Street at the joint corner of Lots Nos. 1 and 2, which point is 50 feet north of the north-west corner of the line of said Lots Nos. 1 and 2, N. 89-30 W 120 feet to an iron pin at the joint rear corner of said lots in the line of Lot No. 4; thence along the line of Lot No. 4 N. 0-30 E 50 feet to an iron pin at the joint rear corner of Lots Nos. 2 and 3; thence along the joint line of said lots S. 89-30 E. 120 feet to the joint corner of said lots on the west side of McDade Street; thence along the line of said McDade Street, S. 0-30 W. 50 feet to the beginning corner.

DERIVATION: This being the same property conveyed to the Mortgagor herein by virtue of a deed from G. N. Patton recorded in the R.M.C. Office for Greenville County in Deed Book 458 at Page 4 on June 19, 1952.

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

STATE OF SOUTH CAROLINA
SOUTH CAROLINA TAX COMMISSION
DOCUMENTARY
STAMP
TAX
MAY 20 1982
\$ 01.40
13 11213

400 8 29241801

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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