

MORTGAGE OF REAL ESTATE -

GREENVILLE, S.C.

BOOK 1568 PAGE 462

STATE OF SOUTH CAROLINA }
COUNTY OF GREENVILLE }

RECORDED 3 30 AM '82 MORTGAGE OF REAL ESTATE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, Jimmy Lee Reece and Deanna Lynn Reece

(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 Ten Thousand and No/100-----

-----Dollars (\$ 10,000.00) due and payable

with interest thereon from 15th of month /after work is completed at the rate of six (6) per centum per annum, to be paid: \$111.02 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, City of Greenville, on the West side of Mallard Street, corner now or formerly belonging to Carter, one hundred fifty feet from the intersection of Arlington Ave. and Mallard Street and two hundred fifty-three feet from the intersection of Pendleton Street and Mallard Street; thence with the Carter line, being the South rear line of a lot conveyed by Equitable Life Assurance Society of the U. S.; thence N. 72-06 W. 100 feet to a pin; thence N. 18-50 E sixty two feet to an iron pin; thence S 72-06 E. one hundred feet to a pin on the West side of Mallard Street; which pin is one hundred and ninety one feet distance from the intersection of Pendleton Street and Mallard Street; thence with the West side of Mallard Street S. 18-50 W sixty two feet to the point of beginning.

This property is known and designated as Block Book No. 80-4-1.1. Being the same property conveyed to Jimmy Lee Reece and Deanna Lynn Reece by deed of John T. Gillespie and Sarah W. Gillespie; recorded in the RMC Office for Greenville County in Deed Book 1130 at page 145, on July 31, 1980. This mortgage is junior and subordinate to a mortgage executed by Jimmy Lee Reece and Deanna Lynn Reece to John T. Gillespie and Sarah W. Gillespie; recorded in REM Book 1509 at page 382, on July 31, 1980.

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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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