

MORTGAGE OF REAL ESTATE -

BOOK 1570 PAGE 806

STATE OF SOUTH CAROLINA }  
COUNTY OF GREENVILLE }

MORTGAGE OF REAL ESTATE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

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O. S. P.  
26 PM '82

WHEREAS, LUEGENA F. PADGETT, WIFE OF ROWLEY

(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 One thousand four hundred thirty-three and no/100-----  
Dollars (\$ 1,433.00 ) due and payable upon demand, which shall be at such time as Luegene F. Padgett becomes deceased or ceases to own or occupy the below described premises. At such time the entire principal amount shall be due in full with no interest thereon.

~~with interest on the amount of the~~ ~~with interest on the~~ ~~with interest on the amount of the~~

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, Chick Springs Township in the City of Greer, lying on the west side of Mulberry Street, and having the following courses and distances:

BEGINNING at an iron pin on the west side of Mulberry Street, corner of property formerly owned by Franklin Mills, and running westerly along the line of said property 155 feet, more or less, to an iron pin; thence in a northerly direction 65 feet, more or less, to an iron pin; thence running in an easterly direction 155 feet more or less to an iron pin on the western side of Mulberry Street; thence along and with the margin of said street 65 feet to the point of beginning.

DERIVATION: This being the same property conveyed to the Mortgagor herein by virtue of a deed from Rowley M. Hollingsworth, recorded in the R.M.C. Office for Greenville County, South Carolina, in Deed Book 672 at Page 373 on November 30, 1964, to William R. Padgett and Luegene F. Padgett; and by virtue of an inheritance from William R. Padgett, who died testate on February 22, 1967, leaving everything to his wife, Luegene F. Padgett for her life, then to his children.

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

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DOCUMENTARY STAMP

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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