

STATE OF SOUTH CAROLINA }
COUNTY OF GREENVILLE }

GR: 1575

S. MORTGAGE OF REAL ESTATE

BOOK 1575 PAGE 785

RECORDED IN PLAT BOOK M AT PAGE 107

SONA
MAY 1982
W. B. BERSLEY

WHEREAS, PEARL BOOKER

(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 Five thousand and no/100-----

-----Dollars (\$ 5,000.00) due and payable in 120 consecutive monthly installments of Fifty-three and 05/100 (\$53.05) each, due and payable on the fifteenth day of each month, commencing July 15, 1982,

with interest thereon from said date at the rate of five (5%) per centum per annum, to be paid: 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, better known and described as Lot No. 4, Section C of the property known as Washington Heights, surveyed by N. O. McDowell, Jr. and Julian P. Moore, surveyors, in December, 1944, recorded in the R.M.C. Office for Greenville County, S.C., in Plat Book "M" at Page 107, to which plat and the record thereof reference is hereby made. This lot is 42.2 feet across the front, facing Cody Street (formerly known as Oak Street), 135 feet on the North and South sides and 42.2 feet across the rear.

ALSO, All that certain lot or tract of land situate in the County of Greenville, State of South Carolina, and better known and designated as Lot No. 3 in Section C of the property known as Washington Heights, surveyed by N. O. McDowell, Jr. and Julian P. Moore, surveyors, in December, 1944, recorded in the R.M.C. Office for Greenville County, S.C., in Plat Book M at Page 107, to which plat and the record thereof reference is hereby made.

ALSO, All those certain lots or parcels of land situate in the County of Greenville, State of South Carolina, and designated as Lots Nos. 5 and 6 in Block C of the subdivision known as Washington Heights, according to a plat of said subdivision made by N. O. McDowell, Jr. and Julian P. Moore, in December 1944, recorded in the R.M.C. Office for Greenville County, South Carolina, in Plat Book M at Page 107, and said lots described together as one piece of land have, according to said plat, the following metes and bounds, to wit:

BEGINNING at a point on the east side of Pine Street, at joint front corner of lots nos. 6 and 7, and running thence with the joint line of said lots in a northeasterly direction 195 feet to joint rear corner of lots nos. 30 and 31; thence with rear line of lots nos. 31 and 32 to rear joint corner of lots nos. 4 and 5, the course of said rear line being N. 26-35 W; thence with joint line of said lots nos. 4 and 5 in a southwesterly direction 171 feet to a point on the east side of said Pine Street; thence with Pine Street S. 20-26 E. 103 feet, more or less, to the beginning corner.

ALSO, All those certain lots or parcels of land, situate in the County of Greenville, State of South Carolina, and being known and designated as lots nos. 1 and 2 in Section C in the property known as Washington Heights, map of which was made by N. O. McDowell, Jr. and Julian P. Moore, surveyors, in December, 1944, recorded in the R.M.C. Office for Greenville, County, South Carolina in Plat Book M at Page 107, to which plat and the record thereof reference is hereby made.

Lot No. 1, Section C is 145 feet bordering on Washington Loop, 74 feet on the northeast, 135 feet on the south and southeast; and 42.2 feet on the west, bordering on Oak Street.

Lot No. 2, Section C is 135 feet on the North, bordering on lot no. 1; is 40.2 feet in the rear, or northeast; is 135 feet on the southeast; bordering on lot no. 3, and is 40.2 feet on the west, on Cody Street (formerly known as Oak Street).

(SEE ATTACHED PAGE FOR DERIVATION)

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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