

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

MORTGAGE OF REAL ESTATE

FILED
GREENVILLE CO. S.C.

TO ALL WHOM THESE PRESENTS MAY CONCERN:

SEP 8 9 46 AM '82

WHEREAS, ARVELL GRUBBS and SONNIE S. TANKERSLEY R.M.C.

(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 Eight thousand three hundred ten and no/100

Dollars (\$ 8,310.00) due and payable

upon demand, which shall be at such time as Arvell Grubbs becomes deceased or ceases to own or occupy the premises below described. 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:

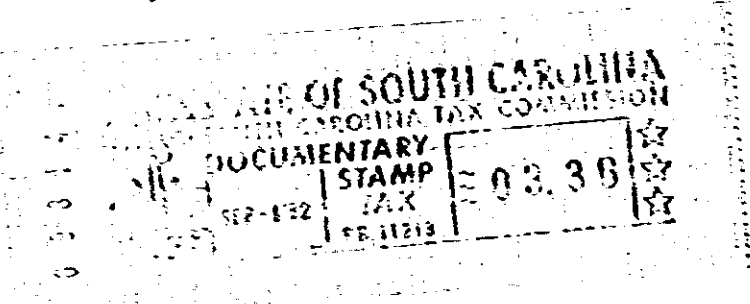
"ALL that certain piece, parcel or lot of land, with all improvements thereon, or hereafter constructed thereon, situate, lying and being in the State of South Carolina, County of Greenville, Chick Springs Township in the City of Greer, on the south end of (formerly) Pine Street, and shown as lot 16 on plat of the Juanita Rodgers property, by Woodward Engineering and Construction Co., in February, 1947, recorded in plat book Q at page 161, and having the following courses and distances, to-wit:

BEGINNING At an iron pin on south end of Pine Street at corner of lot no. 11; thence with rear line of lots no. 11 and 12, S. 81-47 W. 138.2 feet to an iron pin; thence along line of lot 13, S. 73-20 W. 22.3 feet to an iron pin; thence S. 62-20 E. 249.5 feet to an iron pin; thence N. 14-35 W. 150 feet to an iron pin on the south end of Pine Street, along with the intersection of the south edge of Spring Street; thence along the south end of Pine Street S. 76-10 W. 30 feet to the beginning corner.

DERIVATION: This being the same property conveyed to the Mortgagor herein by virtue of a deed from Carl Duncan and Vernon Duncan to Arvell Grubbs and Mary Lee Grubbs, recorded in deed book 701 at page 454 on July 6, 1962.

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

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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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