MORTGAGE OF REAL ESTATE -

STATE OF SOUTH CAROLINA } FILED
COUNTY OF Greenville } OCT 7 8 49 AM '82 DONNIE S. TANKERSLEY R.M.C.

MORTGAGE OF REAL ESTATE

BOOK 1582 PAGE 736

TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, HELEN P. THOMAS a/k/a Mary Helen Taylor Phillips

(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 Four Thousand Three Hundred Ninety-Three and No/100---- Dollars ($ 4,393.00) due and payable

upon demand, which shall be at such time as Helen P. Thomas becomes deceased or ceases to own or occupy the premises known at 61 Duke Street, Greenville, South Carolina

with interest thereon from

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, , and being more particularly described as Lot No. 15, Section 2 as shown on plat entitled "Subdivision for Dunean Mills, Greenville, S.C.", made by Pickell and Pickell, Engineers, Greenville, S.C., on June 7, 1948, revised June 15, 1948, and August 7, 1948, and recorded in the RMC Office for Greenville County in Plat Book S, at pages 173-177, inclusive. According to said plat the within described lot is also known at 61 Duke Street and fronts thereon 45.6 feet.

This is the same property conveyed unto the Mortgagor herein and Walter R. Phillips by deed of J. F. Stevens & Co., Inc., recorded in Deed Book 377, at page 402; the said Walter R. Phillips having died testate on February 15, 1972, devising the property to his wife, the Mortgagor herein, as shown by Apartment 1218, File 22, in the Probate Court records for Greenville County .

Greenville County Redevelopment Authority
Bankers Trust Plaza, Box PP-54
Greenville, S. C. 29601

STATE OF SOUTH CAROLINA TAX COMMISSION DOCUMENTARY STAMP TAX 0 1 7 6

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 heireinabove 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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