

MORTGAGE OF REAL ESTATE -

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

FILED
GREENVILLE CO. S.C.
MAY 5 12 41 PM '83

MORTGAGE OF REAL ESTATE

BOOK 1605 PAGE 505

TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, MARGARET J. TUCKER, DONNIE J. ENSLEY, 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 Eleven thousand and no/100-----Dollars (\$11,000.00) due and payable upon demand, which shall be at such time as Margaret J. Tucker becomes deceased or ceases to own or occupy the below described premises. 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, lying and being on the eastern side of Allen Street and being known and designated as Lot No. 45 as shown on a plat entitled "Subdivision for Dunean Mills" dated August 7, 1948 and prepared by Pickell & Pickell, Engineers, and recorded in the R.M.C. Office for Greenville County, S.C. in Plat Book S at Page 175, and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the eastern side of Allen Street at the joint front corner of Lots #45 and #46 and running thence with the line of Lot #46, S. 64-15 E. 149.6 feet to an iron pin on the western side of a 15-foot alley at the joint rear corner of Lots #45 and #46; thence with the western side of said 15-foot alley, S. 25-46 W. 80.4 feet to an iron pin at the joint rear corner of Lots #44 and #45; thence with the line of Lot #44, N. 64-15 W. 149.8 feet to an iron pin on the eastern side of Allen Street at the joint front corner of Lots #44 and #45; thence with the eastern side of Allen Street N. 25-52 E. 80.4 feet to the point of beginning.

DERIVATION: This being the same property conveyed to the Mortgagor herein by inheritance from her mother, Lillie Mae Hughes, who died intestate on or about January 28, 1964 (no estate file available); by inheritance from her father, T. D. Hughes, who died testate on February 12, 1972 (Probate Apt. 1219, File 22); and by deeds from Thomas L. Hughes, Jr., Harold L. Hughes, Thomas L. Hughes, Sr., Charles E. Hughes, and Thomas M. Hughes (see deeds 958-434, 10/19/72; 958-437, 10/16/72; 958-492, 10/4/72; 958-431, 10/16/72; and 958-428, 10/24/72, recorded in R.M.C. Office for Greenville County, South Carolina).

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

STATE OF SOUTH CAROLINA
DOCUMENTARY
STAMP
MAY 5 1983
TAX
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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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