

Greenville
New England Rd.
City 29602

90-1513 38

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

GREENVILLE FILED
JUN 24 11 02 AM '03
DONNIE

MORTGAGE OF REAL ESTATE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, GREENVILLE ASSOCIATION FOR THE RETARDED

(hereinafter referred to as Mortgagor) is well and truly indebted unto YOUNG WOMENS CHRISTIAN ASSOCIATION OF GREENVILLE

(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 Sixty Seven Thousand Five Hundred and no/100----- Dollars (\$ 67,500.00) due and payable

with interest thereon from date at the rate of ten (10%) per centum per annum, to be paid: as per the terms of said note.

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 further described as follows:

ALL that piece, parcel or lot of land situate, lying and being on the North side of Birnie Street, in the City of Greenville, County and State aforesaid, as shown on plat of property of Young Womens Christian Association of Greenville, S. C., prepared by R. K. Campbell, Surveyor, dated June 9, 1960, recorded in the Office of the RMC for Greenville County, in Plat Book UU, at Page 31, and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on Birnie Street, corner of property of Norris Brothers, and running thence N. 29-20 E. 307.9 feet to an iron pin, which iron pin is 30 feet from the center of the tract of the C & G Division of Southern Railway; thence N. 60-16 W. 75 feet to an iron pin; thence N. 60-14 W. 100 feet to an iron pin; thence N. 56-47 W. 204.4 feet to an iron pin at corner of property owned by O. F. Going; thence along and with the Going line S. 29-20 W. 322.9 feet to an iron pin on Birnie Street; thence with the Northern side of Birnie Street, S. 60-40 E. 378.6 feet to an iron pin, the point of beginning.

This is that property conveyed to Mortgagor by deed of Young Womens Christian Association of Greenville dated and filed concurrently herewith.

STATE OF SOUTH CAROLINA
SOUTH CAROLINA TAX COMMISSION
DOCUMENTARY
STAMP
TAX
FEES
27.00

400 3 45241A01

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 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.

