

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

MORTGAGE OF REAL ESTATE

FILED
GREENVILLE CO S.C

TO ALL WHOM THESE PRESENTS MAY CONCERN:

JUL 20 10 24 AM '83

WHEREAS, DONNIE E. TANSERSLEY
CAROLYN R. COWAN

(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 Nine Thousand Two Hundred Fifteen and No/100-----

----- Dollars (\$ 9,215.00) due and payable
in monthly installments of \$107.08 each, including principal and
interest, beginning July 15, 1983, and continuing on a like day of
each month thereafter until paid in full

with interest thereon from _____ date at the rate of Seven (7%) per centum per annum, to be paid:

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, on the east side of YMCA Street, in a subdivision known as City View and being near Monaghan Mill and having the following courses and distances, to wit:

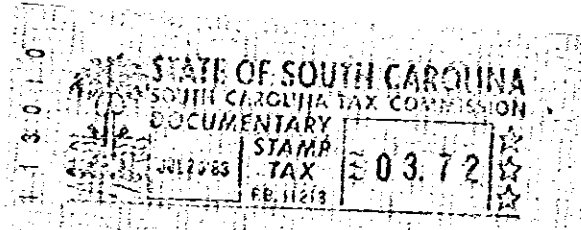
Beginning at a stake, corner of Parker Land Company and UMCA Street and running thence in a southerly direction with the said Street 65 feet to a stake; thence in a Easterly direction with the line of Lot 2, 250 feet to a stake; thence in a Northerly direction 22 feet to a stake on the Parker Land Company line; thence with the Parker Land Company line in a Westerly direction 245 feet to a stake on YMCA Street, the beginning corner, being known and designated as Lot No. 1 according to Plat recorded in the RMC Office for Greenville County in Plat Book C, at page 112.

Derivation: This is the same property conveyed by the following to the Mortgagor herein: Carrie R. Pearson, Deed Book 1132, at page 756, on September 8, 1980; George D. Pearson, Deed Book 1171, at page 661, August 6, 1982; Louise Imogene Trience, Deed Book 1171, at page 607, August 6, 1982; and Mary Frances Linden, Deed Book 1175, at page 806, October 18, 1982, and inherited from the estate of George V. Pearson, whose estate file is probated in Apartment 1146, File 24, in the Office of the Probate Court for Greenville County.

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



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.