

MORTGAGE OF REAL ESTATE

STATE OF SOUTH CAROLINA }
COUNTY OF GREENVILLE }

FILED
GREENVILLE S.C.
MORTGAGE OF REAL ESTATE
JUL 27 8 45 AM '83
TO ALL WHOM THESE PRESENTS MAY CONCERN:
DONNIE S. T. WOLEY
R.M.C.
118 53

WHEREAS, FRED A. HIX AND SUSAN H. HIX

(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

in equal monthly installments in the amount of Seventy-Six and 01/100 (\$76.01) Dollars each beginning November 15, 1983, and continuing on the 15th day of each month thereafter for a total of 180 months until paid in full

with interest thereon from said date at the rate of Three (3%) per centum per annum, to be paid monthly.

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 Mortgagee 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, in the Dunean Mills Village, and being more particularly described as Lot #73, Section 6, as shown on a plat entitled "Subdivision for Dunean Mills, Greenville, S.C.", made by Pickell & Pickell, Engineers, Greenville, S.C., on June 7, 1948, revised June 15, 1948 and August 7, 1948, and recorded in the R.M.C. Office for Greenville County in Plat Book S at Pages 173-177, inclusive. According to said plat, the within described lot is also known as No. 4 Bagwell Street and fronts thereon 55 feet

DERIVATION: This being the same property conveyed to the Mortgagor herein by deed from Geneva M. Cheek recorded in the R.M.C. Office for Greenville County in Deed Book 1188 at Page 23 on May 11, 1933.

Greenville County Redevelopment Authority
Bankers Trust Plaza, Box PP-54
Greenville, SC 29606

Together with all and singular rights, members, benefits, and appurtenances to the same belonging in any way incident or appertaining, and all of the rents, issues, and profits which may lawfully be had therefrom, and including all heating, plumbing, and lighting fixtures now or hereafter attached, installed or fitted thereto, in any manner, it being the intention of the parties hereto that all such fixtures and equipment, other than the land itself, shall inure, become and be a part of the real estate.

TO HAVE AND TO HOLD, all and singular the self premises, with all the above said fixtures, to the Mortgagee

The Mortgagee covenants that it is lawfully owner of the premises hereinabove described in full title, that it has good right and is lawfully entitled to use, exercise and enjoy the same, and that the premises are free and clear of all liens and encumbrances except as provided herein. The Mortgagee further covenants to execute and deliver to the Mortgagor, at the request of the Mortgagor, a deed of reconveyance to the Mortgagor, free and clear of all liens and encumbrances, when the debt hereon shall have been fully paid and the same is accepted thereof.

RV 20