

MORTGAGE OF REAL ESTATE

VOL 1040 PAGE 284

STATE OF SOUTH CAROLINA } FILED
COUNTY OF GREENVILLE } 11 02 1983
DONNIE S. WENSLLEY
R.M.C.

MORTGAGE OF REAL ESTATE

TO ALL WHOM THESE PRESENTS MAY CONCERN

WHEREAS, Doris M. Black and Donnie Duen Black

(hereinafter referred to as Mortgagor) is well and truly indebted unto The City of Greenville, a municipal corporation, Post Office Box 2207, Greenville, South Carolina 29602

(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 Fifteen Thousand and No/100-----

-----Dollars (\$ 15,000.00) due and payable in 180 consecutive monthly installments of \$152.14 on the 15th day of each month commencing March 15, 1984, with a final payment of \$151.01.

with interest thereon from March 15, 1984 at the rate of 9% per centum per annum, to be paid according to 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, City of Greenville shown as Lot 5 on Ware Street on the plat of property of Willie B. Baker recorded in Plat Book 4-H at Page 169 in the RMC Office for Greenville County and according to said plat, having the following metes and bounds, to-wit:

BEGINNING at an iron pin on Ware Street, joint front corner of Lots 5 and 6 and running thence with Ware Street, S. 19-25 E. 58.0 feet to an iron pin on Ware Street; thence turning and running with a line common with Lots 4 and 5; thence turning and running S. 70-16 W. 190.0 feet to an iron pin; thence turning and running N. 19-53 W. 57.5 feet to an iron pin; thence turning and running N. 70-14 E. 190 feet with the line common with Lots 5 and 6 to the point of beginning.

This property is known and designated as Block Book No. 79-2-5.

Being the same property conveyed to Doris M. Black and Donnie Duen Black by deed of John H. Bolden recorded in Deed Book 1172 at page 751, on August 26, 1982.

This mortgage is junior and subordinate to a mortgage executed by Doris M. Black and Donnie Duen Black to John H. Bolden; being recorded in REM Book 1578 at page 681, on August 26, 1982.

RECORDED
11 02 1983 1015

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 Mortgagee 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 Mortgagee 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 whatsoever lawfully claiming the same or any part thereof.