

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

MORTGAGE OF REAL ESTATE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, Tyrone Delong Dash

(hereinafter referred to as Mortgagor) is well and truly indebted unto Greenville Local Development Corporation, P.O. 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 Twenty-five Thousand and No/100 Dollars (\$25,000.00)

Dollars (\$ 25,000.00) due and payable as follows: The first payment of One Thousand Two Hundred Fifty and No/100 Dollars (\$1,250.00) consisting of interest only shall be due and payable the 20th day of August, 1984 and a second payment of One Thousand Two Hundred Fifty and No/100 Dollars (\$1,250.00) consisting of interest only shall be due and payable the 20th day of February, 1985; thereafter, the principal and interest shall be paid in monthly installments (Cont. Below) with interest thereon from February 20, 1985 at the rate of ten (10) per centum per annum, to be paid according to the terms of the 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, on the northwestern corner of the intersection of Howe Street and University Ridge (formerly Elkins Street-Bradshaw Street) and known and designated as Lot No. 6 on a plat of Property of B. E. Geer, plat of which is recorded on the RMC Office for Greenville County in Plat Book A, at page 535, and according to a more recent survey by R. W. Dalton, has the following metes and bounds, to-wit:

BEGINNING at an iron pin at the norwestern corner of the intersection of Howe Street and University Ridge, and running thence with the northern side of University Ridge, N. 78-53 W., 154 feet to an iron pin; running thence N. 10-19 E., 93 feet to an iron pin in the line of property now or formerly of Marchbanks; running thence S. 68-11 E., 163.7 feet to an iron pin on the western side of Howe Street; running thence with the western side of said street, S. 16-21 W., 63.5 feet to an iron pin; point of beginning.

DERIVATION: Being the same property conveyed to Tyrone Dash, AKA Tyrone Delong Dash by deed of Childrens Co., Inc. recorded in Volume 1199 page 79, RMC office for Greenville County, S. C.

All that certain piece, parcel and lot of land in the County of Greenville, State of South Carolina, known and designated as Lot No. 35 extension of Brookforest, and shown on a plat entitled "Portion of Extension of Brookforest, Property of Donald E. Baltz", recorded in the RMC Office for Greenville County in Plat Book 00 page 334, and according to said plat having the following metes and bounds to-wit:

BEGINNING at a point on Fairmont Avenue at the joint front corner of lots 35 and 36, and running thence S 84-28 W 135.5 feet to a point; thence N. 5-32 W 80 feet to a point; running thence N 84-28 E 135.5 feet to a point on Fairmont Avenue; thence S 5-32 E 80 feet to the point of beginning.

DERIVATION: Being the same property conveyed to Tyrone Dash by deed of Van D. Woods and Betty Woods recorded in Volume 1160 page 665, RMC Office for Greenville County, S.C.

(Payment Continued) -- of Five Hundred Thirty-one and 18/100 Dollars (\$531.18) beginning the 20th day of March, 1985 and continuing the 20th day of each month thereafter for fifty-nine months; the final payment shall be in the amount of Five Hundred Twenty-six and 79/100 Dollars (\$526.79).

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STATE OF SOUTH CAROLINA
SOUTH CAROLINA TAX COMMISSION
DOCUMENTARY
STAMP
TAX \$ 10.00
FEB 21 1985

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.

