

MORTGAGE OF REAL ESTATE

VOL 1839 PAGE 789

STATE OF SOUTH CAROLINA }
COUNTY OF GREENVILLE } S.C.

MORTGAGE OF REAL ESTATE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

APR 30 9 40 AM '84
GREENVILLE S.C.

WHEREAS, Charles A. Butler and Torrie M. Butler

(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 Fourteen Thousand Nine Hundred Ninety-Three and no/100----- Dollars (\$14,993.00) due and payable in 180 consecutive monthly installments of \$152.07 on the 15th day of each month commencing July 15, 1984, with a final payment of \$150.94.

with interest thereon from July 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, lying approximately 90 feet east of Glenn Street, also known as Hopkins Street, and having according to the plat made by J. C. Hill, the following metes and bounds to-wit:

BEGINNING at an iron pin at the northwestern corner of the lot conveyed by Wesley Reid, deceased, to Roy Butler, deceased, and running thence with the line of the property of the estate of Wesley Reid, N 28-15 E 59.6 feet to a stake; thence S 76-00 E 104.8 feet to an iron pin on the right of way of Southern Railway Company; thence with said right of way S 46-00 W 68.3 feet to an iron pin; thence with the line of the property of the estate of Roy Butler N 76-00 W 84.4 feet to an iron pin, the point of beginning.

This property is known and designated as Block Book No. 87-5-2.3.

Being the same property conveyed to Charles A. Butler and Torrie M. Butler by deed of James Butler, recorded in the RMC Office for Greenville County in Deed Book 994 at page 270, on February 25, 1974.

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STATE OF SOUTH CAROLINA
SOUTH CAROLINA TAX COMMISSION
DOCUMENTARY
STAMP TAX \$ 06.00
APR 30 1984

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.

DO 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.

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