

FILED
MORTGAGE OF REAL ESTATE

BOOK 1494 PAGE 641

THE CITY ASSUMES ALL STAMPS AND RECORDING FEES.

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

MORTGAGE OF REAL ESTATE

11 23 AM '80
SHERSLEY

TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, Frankie Kennedy Jenkins, 15 Tuskegee Avenue, Greenville, South Carolina

(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 Three thousand four hundred eighty nine and 00/100----- Dollars (\$3,489.00-----) due and payable

with interest thereon from 15th day of month after work completed at the rate of 3 per centum per annum, to be paid: \$33.69 per month and last payment \$33.70.

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, described as follows:

ALL that piece, parcel or lot of land situate, lying and being in the City of Greenville, State of South Carolina, County of Greenville and being shown and designated as Lot #8, Carver Park Subdivisions, Plat of Carver Park Sub-division prepared by Piedmont Engineers, dated February, 1953, recorded in the RMC Office for Greenville County in Plat Book DD, at Page 71, and being more particularly described as follows:

BEGINNING at an iron pin on Tuskegee Avenue, front joint corner of Lots #7 and #8 and running thence along the line of Lot #7 N. 41-00 E. 112 feet to the joint rear corner of Lots #7 and #8; thence S. 36-54 E. 83 feet to an iron pin joint rear corner of Lots #8 and #9; thence S. 52-53 W. 105.4 feet to an iron pin on Tuskegee Avenue; thence along said Tuskegee Avenue N. 40-03 E. 60 feet to the point of beginning.

THIS is the same property conveyed to Frankie Kennedy Jenkins from James W. Kennedy and Almeta R. Kennedy recorded in Deed Book 1104, page 619 June 12, 1979.

THIS property is known and designated as Greenville County Block Book No. 200-4-35.

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.

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