

MORTGAGE OF REAL ESTATE -

STATE OF SOUTH CAROLINA }
 COUNTY OF GREENVILLE }

MORTGAGE OF REAL ESTATE

BOOK 1539 PAGE 619

TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, Ruth Duckett

(hereinafter referred to as Mortgagor) is well and truly indebted unto the 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 One Thousand, Five Hundred and no/100 ----- Dollars (\$1,500.00) due and payable in 60 consecutive monthly installments of Twenty-eight and 32/100 (\$28.32) Dollars, due and payable the 15th of each month, commencing on May 15th, 1981.

with interest thereon from said date at the rate of Five (5%) 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 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

ALL that certain piece, parcel or lot of land in Chick Springs Township, County of Greenville, State of South Carolina about one fourth mile north-west from the City of Greer, lying on the South side of a drive that leads from Forest Street to the Freedmore Colored Cemetery, being bounded on the North by the said drive and cemetery, on the East by the remainder of the lot that I now own, on the South by land of Earle Duncan Estate and on the West by lot of Jessie Livingston, and being the western half of the lot that was conveyed to me by Deed from Mrs. Mary F. Duncan, et al September 25, 1945, and recorded in the office of the RMC for Greenville County in Deed Book 281 at Page 88, and giving the following courses and distances, to-wit:

BEGINNING on an iron pin, joint corner of the Jessie Livingston lot and on the south side of the above mentioned drive, and runs thence with the Livingston line S. 17-31 W. 315.3 feet to an iron pin, Livingston's corner on the Duncan Estate line,; thence with the line of the Duncan Estate S. 72-31 E. 68.3 feet to an iron pin on the said line; thence a dividing line of my original lot N. 17-36 E. 314.5 feet to an iron pin on the south side of the said drive; thence with the south side of the drive N. 72-00 W. 68.75 feet to the BEGINNING.

DERIVATION: This being the same property inherited by the Mortgagor by virtue of an inheritance from Ed Brooks who died leaving as his sole heir at law, Louvenia Brooks Butler, as recorded in Probate Apartment 761, File 20 closed on June 6, 1962. The second inheritance is from Annie Brooks, who died leaving her 1/2 interest to her sole heir at law, Louvenia Brooks Butler, as recorded in Probate Apartment 972 File 18. Louvenia Brooks Butler died leaving her daughter, Ruth Duckett as her sole heir at law, as recorded in Probate office for Greenville County, South Carolina in apartment 1634 File 3.

Greenville County Redevelopment Authority
 Bankers Trust Plaza Box PP-54
 Greenville, South Carolina 29601

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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