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MORTGAGE OF REAL ESTATE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

S. TANKERSLEY

WHEREAS, ANNIE M. FRAZIER

COUNTY OF GREENVILLE

(hereinafter referred to as Mortgagor) is well and truly indebted unto the GREENVILLE COUNTY REDEVELOPMENT AUTHORITY

(flereinaster 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 Three Hundred Fourteen and No/100-----Dollars (\$3.314.00) due and payable

upon demand, which shall be at such time as Annie M. Frazier shall become deceased or cease to own or occupy the premises. At such time, the principal shall be due in full with no interest thereon.

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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 Mortgagoe 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 Mortgager 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, known as City View Company, according to a plat of same which is recorded in the R.M.C. Office for Greenville County, South Carolina in Plat Book "A" at Pages 460 and 461, said lot being known and designated on said Plat as Lot No. 70 and having a frontage on the West side of Henderson Street of 50 feet and running back in parallel lines 150 feet to a ten foot alley.

DERIVATION: This being the same property conveyed to the Mortgagor herein by virtue of a deed from Clinton M. Ballew and Faye M. Ballew recorded in Deed Book 316 at Page 163 on July 30, 1947, in the R.M.C. Office for Greenville County, South Carolina.

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

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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 ugual 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,

TO HAVE AND TO HOLD, all and singular the same premises unto an analysis described in fee simple absolute, that it has good right and is the Mortgager covenants that it is lawfully seized of the premises hereinabove described in fee simple absolute, that it has good right and is the Mortgager covenants that it is lawfully seized of the premises are free and clear of all liens and encumbrances except as provided. Ilwfully 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.

GREENVILLE OFFICE SUPPLY CO. INC.

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