

MORTGAGE OF REAL ESTATE -

80-1823-564

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

FILED
GREENVILLE
AUG 31 11 00 AM '83

MORTGAGE OF REAL ESTATE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, **Deborah Alexander, as Guardian ad Litem for Ann Marie Alexander and Michael Joseph Alexander** (hereinafter referred to as Mortgagor) is well and truly indebted unto **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 **Nine Thousand and No/100** Dollars (\$ **9,000.00**) due and payable in equal monthly installments of **Sixty-Two and 19/100 (\$62.19)** beginning on the 15th day of April, 1984 and continuing in a like amount on the 15th day of each month thereafter until paid in full

with interest thereon from **date** at the rate of **Three (3%)** per centum per annum, to be paid: **with principal**

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, known and designated as Lot 56, Section 2 on plat of Dunean Mills, which plat is recorded in Plat Book S, at pages 173-177, and having such courses and distances as will appear by reference to said plat. According to said plat, the within described lot is also known as 62 Allen Street and fronts thereon 70 feet.

DERIVATION: This is the same property conveyed unto Joel B. Alexander by deed of Toy P. and Mary B. Snoddy, which deed is recorded in Deed Book 1071, at page 383, on January 5, 1978. The said Joel B. Alexander died intestate on April 7, 1980, leaving as his sole heirs at law his children, Ann Marie Alexander and Michael Joseph Alexander, as will appear by reference to Apartment 1609, File 18, Probate Court records. Deborah Alexander was appointed Guardian ad Litem for the minor children as will appear by reference to Judgment Roll 83-2424.

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

STATE OF SOUTH CAROLINA
SOUTH CAROLINA TAX COMMISSION
DOCUMENTARY
STAMP
TAX
8303183
\$ 03.00

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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