

MORTGAGE OF REAL ESTATE

STATE OF SOUTH CAROLINA  
COUNTY OF GREENVILLE

FILED  
S. C.  
APR 23 PM 4:00  
SLEY

MORTGAGE OF REAL ESTATE

1527-2215

WHOM THESE PRESENTS MAY CONCERN.

WHEREAS, Jo Ellen Sullivan

(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 Nine Thousand, Eight Hundred Three and no/100 ----- Dollars (\$ 9,803.00 ) due and payable upon demand, which shall be at such time as Jo Ellen Sullivan becomes deceased or ceases to own or occupy the premises. At such time, the principal shall be due in full with no interest thereon.

~~with interest thereon from:~~

~~XXXXXXXX~~

~~XXXXXXXXXXXXXXXXXXXX~~

WHEREAS, the Mortgagee 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 Mortgagee 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 piece, parcel or lot of land in Greenville Township, Greenville County, State of South Carolina, lying and being situate on the West side of Valentine Street, being known and designated as Lot #29, Sterling College Park Addition, according to a Plat of said subdivision prepared by Dalton & Neves, Engineers, in June, 1940, as recorded in the RMC Office, Greenville, South Carolina, in Plat Book "L" on Page 171, and having according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the west side of Valentine Street at joint front corner of Lots #29 and #30, said pin being 50 feet Southeast of iron pin in the Southwest corner of the intersection of Valentine Street with Round Knob Street, thence S. 67-04 W. 100 feet to an iron pin at joint rear corner of Lots #29 and #30; thence S. 27-0 E. 50 feet to an iron pin at joint rear corner of Lots #26 and #28, #29 and #31; thence N. 67-04 E. 100 feet to an iron pin at joint front corner of Lots #28 and #29 on the West side of Valentine Street; thence N. 27-0 W. 50 feet along said street to an iron pin at joint front corner of Lots #29 and #30, the point of beginning.

DERIVATION: This being the same property inherited by the Mortgagor herein from the will of William Arthur Robinson dated June 23, 1976 filed in the Probate Court for Pickens County in Apartment 1466 at File 19. William Arthur Robinson deceased purchased the property from Mary and David Traxler on April 8, 1948 recorded in Deed Book 343 at Page 171 on April 14, 1948 in the RMC Office for Greenville County, South Carolina.

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

REC'D DE SAC 1156

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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