

MORTGAGE OF REAL ESTATE -

STATE OF SOUTH CAROLINA

COUNTY OF GREENVILLE

CO. S. C.
FEB 25 4 24 PM '81
ANNIE TANKERSLEY
R.H.C.

MORTGAGE OF REAL ESTATE

BOOK 1533 PAGE 503

TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, Haskell Rice and Lucy Rice

(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 Six Thousand Two Hundred Seventy-One and no/100----- Dollars (\$6,271.00) due and payable in 180 consecutive monthly installments of Forty-Three and 33/100 (\$43.33) Dollars, due and payable on the 15th of each month, commencing on April 15, 1981.

with interest thereon from said date at the rate of 3% 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, situate, lying and being in the State of South Carolina, County of Greenville, and in Greenville Township, being known and designated as Lot No. 1, of Section B, of a subdivision known as Washington Heights as shown on plat thereof made by N. O. McDowell, Jr., and Julian P. Moore, Surveyors, in December of 1944, and recorded in the RMC Office for Greenville County in Plat Book M at Page 107, said lot having the following metes and bounds, to-wit:

BEGINNING at an iron pin at the southwest corner of the intersection of Washington Loop and Maple Street, and running thence along the south side of Washington Loop N. 70-27 E. 132.35 feet to an iron pin at the rear corner of Lots Nos. 1 and 25 of Block B; thence along the rear line of said lots, S. 28-03 E. 35.8 feet to an iron pin at the joint rear corner of Lots Nos. 1 and 2; thence along the joint line of said lots S. 70-27 W. 128 feet to the joint corner of said lots on the east side of Maple Street; thence along the east side of Maple Street, N. 27-11 W. 55.8 feet to the beginning corner.

DERIVATION: This being the same property conveyed to the Mortgagors herein by virtue of a deed from H. S. Sellers recorded in Deed Book 481 at Page 221 on July 6, 1953 in the RMC Office for Greenville County, South Carolina; and from deed to be recorded herewith in the RMC Office for Greenville County, South Carolina.

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