

MORTGAGE OF REAL ESTATE -

BOOK 1536 PAGE 199

STATE OF SOUTH CAROLINA }
COUNTY OF GREENVILLE }

FILED
GREENVILLE CO. S. C.
MORTGAGE OF REAL ESTATE
MAR 26 3 57 PM '81
TO ALL WHOM THESE PRESENTS MAY CONCERN:
DONNIE S. TANKERSLEY
R.M.C.

WHEREAS, Hiriam H. Gibbs and Lola Gibbs

(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 Seven Thousand and no/100-----

Dollars (\$7,000.00) due and payable

upon demand, which shall be at such time as Hiriam H. Gibbs and Lola Gibbs 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 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:

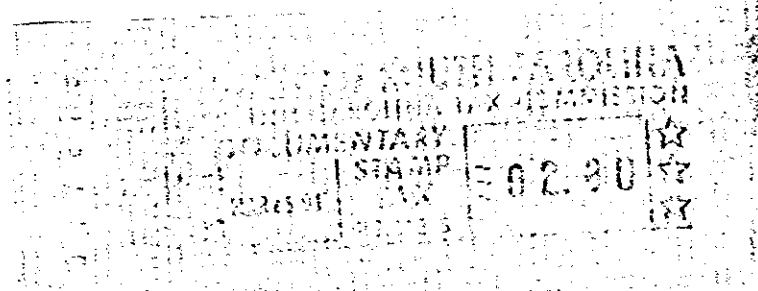
"ALL that certain piece, parcel or lot of land, with all improvements thereon, or hereafter constructed thereon, situate, lying and being in the State of South Carolina, County of Greenville

ALL that certain piece, parcel or lot of land, with all improvement thereon or hereafter constructed thereon, situate, lying and being in the State of South Carolina, County of Greenville, on the West side of Anderson Road, just outside the City Limits of the City of Greenville, being designated as Lot #1 on Plat of estate of J. C. Martin made by Dalton and Neves, Surveyors, November, 1940, recorded in office of RMC for Greenville County in Plat Book K at Page 71, and according to said plat, having the following metes and bounds, to-wit:

BEGINNING at an iron pin on Anderson Road, corner of Finley Property, running thence N. 49-04 W. 216' to iron pin; thence on N. 37-20 E. 99' to iron pin; thence N. 48-20 W. 91.3' crossing branch to iron pin; thence S. 55-31 W. 47.6' to iron pin; thence S. 61-0 W. 100' to iron pin; thence S. 47-31 W. 64' to iron pin; thence S. 58-21 W. 100.8' to iron pin; thence S. 54-54 W. 21.2' to iron pin; corner of Lot #2; thence with line of Lots Nos. 2 and 3 S. 22-42 E. 277.6' to iron pin on Anderson Road; thence with Anderson Road N. 64-26 E. 376' to the beginning corner.

Derivation : This being the same property conveyed to the Mortgagors by virtue of a deed from E. H. Martin as recorded in Deed Book 282 at Page 111 on October 31, 1945.

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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 usual household furniture, be considered a part of the real estate.

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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