

STATE OF SOUTH CAROLINA  
COUNTY OF GREENVILLE

MORTGAGE OF REAL ESTATE

FILED  
OFFICE OF THE RECORDER OF DEEDS  
GREENVILLE, S. C. ALL WHOM THESE PRESENTS MAY CONCERN:

MAY 26 11 49 AM '81

WHEREAS, Catherine Sherman Shell, R.S. 244, Rose Avenue, Greenville, South Carolina

(hereinafter referred to as Mortgagor) is well and truly indebted unto The City of Greenville, A Municipal Corporation, Post Office Box 2207, Greenville, South Carolina 29602

(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 <sup>CJS</sup> SIX Thousand Seven Hundred Forty Five and 00/100 ----- Dollars (\$6,745.00) due and payable

after work is completed

with interest thereon from 15th day of month the rate of 3 per centum per annum, to be paid: \$ 65.13 per month and last payment \$ 65.15.

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, City of Greenville, being on the North side of Rose Avenue shown as Lot No. 11 of Block F on plat of property of Chapin Spring Land Co., made by R. E. Dalton, Engineer, May, 1917, recorded in the RMC Office for Greenville County, S. C. in Plat Book E, Page 41, and having according to said plat the following metes and bounds, to-wit:

BEGINNING at an iron pin on the North side of Rose Avenue at Joint front corner of Lots 11 and 12 and runs thence with the line of Lot 12, N. 2-0 W., 150 feet to an iron pin; thence N. 88-0 E., 84.7 feet to an iron pin; thence along McDaniel line S. 10-44 W., 153.9 feet to an iron pin; thence along Rose Avenue S. 88-0 W., 51.2 feet to the beginning corner.

THIS property is known and designated as Block Book No. 91.2-5-50.

BEING the same property conveyed to Catherine Sherman Shell by deed of Bobby Jean Hicks, recorded in the RMC Office for Greenville County in Deed Book 889 at page 625, on May 14, 1970.

THIS mortgage is junior and subordinate to a mortgage executed by Bobby Jean Hicks to C. Douglas Wilson & Co., recorded in REM 1112 page 371. Said mortgage was later assigned to Metropolitan Life Insurance Company in REM Book 1204 page 393.

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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