

MORTGAGE OF REAL ESTATE -

STATE OF SOUTH CAROLINA
 COUNTY OF GREENVILLE

FILED
 S. C.
 15 16
 299
 TO ALL WHOM THESE PRESENTS MAY CONCERN:
 W. H. WATKINS
 CLERK

MORTGAGE OF REAL ESTATE

15 16 299

WHEREAS, F. H. GOLDSMITH AND MINNIE GOLDSMITH

(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 Eleven Thousand and no/100----- Dollars (\$ 11,000.00) due and payable

in 120 consecutive monthly installments of One Hundred Sixteen and 71/100 Dollars (\$116.71), due and payable on the 15th day of each month, commencing on November 15, 1981

with interest thereon from said date at the rate of 5(five) 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, Fairview Township, being known and designated as Lot No. 34 on plat of C. F. Putman recorded in the R.M.C. Office for Greenville County in Plat Book "I" at Pages 113 and 114 and having, according to said plat, the following metes and bounds, to wit:

BEGINNING at a point on Northern side of Cox Street at joint front corner of Lots No. 33 and 34 and running thence with the North side of Cox Street N. 85-15 W. 50 feet to a point, joint front corner Lots No. 34 and 35; thence with the joint line of said lots N. 2 E. 260 feet to branch; thence in an Easterly direction with branch as the line to the joint rear corner of Lots No. 33 and 34; thence with the joint line of said lots S.2W. 275 feet to the point of beginning.

DERIVATION: This being the same property conveyed to the Mortgagor herein by virtue of a deed from H. T. Goldsmith recorded in the R.M.C. Office for Greenville County, South Carolina in Deed Book 649 at Page 302 on May 3, 1960.

STATE OF SOUTH CAROLINA
 DEPARTMENT OF REVENUE
 DOCUMENTARY STAMP
 04.40
 28-1213

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

120-140-0000

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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