

MORTGAGE OF REAL ESTATE -

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

FILED
R.M.C. OFFICE
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SANDERS SANDERSLEY
R.M.C.

MORTGAGE OF REAL ESTATE

BOOK 1561 PAGE 738

TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, GEORGE W. SANDERS AND LILLIE M. SANDERS

(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 One thousand eight hundred thirty and no/100-----

Dollars (\$1,830.00) due and payable

upon demand, which shall be at such time as George W. Sanders and Lillie M. Sanders become deceased or cease to own or occupy the below-described premises. At such time the principal amount shall be due in full with no interest thereon.

~~with interest thereon from~~

~~with interest thereon~~

~~with interest thereon from~~

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, near the city of Greenville, known as a portion of lot no. 22 and a portion of lot no. 23, Block E according to a plat of Washington Heights made by N. Q. McDowell, Jr. and Julian P. Moore dated December, 1944 and recorded in the R.M.C. Office for Greenville County in Plat Book M at Page 107 and having, according to said plat, the following metes and bounds, to-wit:

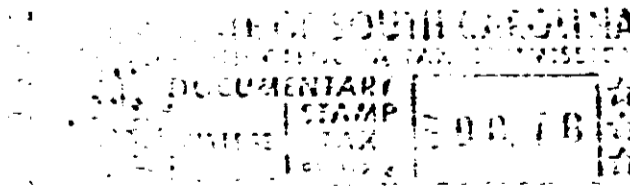
BEGINNING at an iron pin on the southern side of Washington Loop, which iron pin is situate S. 69-16 E., 31 feet from the joint front corner of lots nos. 22 and 23 and which iron pin is situate 932.9 feet northwest of the intersection of Pine Street and Washington Loop and running thence through lot no. 22, S. 22-15 W. 100 feet to an iron pin; thence N. 75-45 W. 65 feet to an iron pin; thence N. 22-15 E. 107 feet to an iron pin on the southern side of Washington Loop; thence with the southern side of Washington Loop, S. 69-16 E. 64.2 feet to the point of beginning.

DERIVATION: This being the same property conveyed to the Mortgagors herein by virtue of a deed from J. H. Mauldin to George W. Sanders recorded in the R.M.C. Office for Greenville County in Deed Book 532 at Page 421 on August 24, 1955; and by virtue of a deed from George W. Sanders to Lillie M. Sanders to be recorded herewith.

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