

MORTGAGE OF REAL ESTATE

STATE OF SOUTH CAROLINA }
COUNTY OF GREENVILLE }

MORTGAGE OF REAL ESTATE

BOOK 1531 PAGE 740

TO ALL WHOM THESE PRESENTS MAY CONCERN:

FILED
GREENVILLE CO. S. C.

WHEREAS, RAISZONER C. BYRD, SR. 4:46 PM '82

(hereinafter referred to as Mortgagor) is well and truly indebted unto DONALD W. BANKERSLEY, 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 Ten thousand nine hundred eighty-seven and no/100----- Dollars (\$10,987.00) due and payable in 120 consecutive monthly installments of One hundred six and 13/100 (\$106.13) Dollars, due and payable on the 15th day of each month, commencing April 15, 1982,

with interest thereon from said date at the rate of three (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, lying and being on the northwestern corner of the intersection of Cody Street (formerly Oak Street) and Washington Loop, near the city of Greenville, being known and designated as Lot 15 of Block B, as shown on a plat prepared by N. O. McDowell, Jr. & Julian P. Moore, dated December, 1944, entitled Washington Heights, recorded in the R.M.C. Office for Greenville County in Plat Book "H" at Page 107. According to said plat, said lot is also known as 22 Oak Street (now Cody Street), and fronts 40 feet thereon.

DERIVATION: This being the same property conveyed to the Mortgagor herein by virtue of a deed from Sidney Peralta and Bertha Peralta recorded in the R.M.C. Office for Greenville County in Deed Book 824 at Page 147 on July 21, 1967.

0100
1982
DEC

Greenville County Redevelopment Authority
Bankers Trust Plaza, Box PP-4
Greenville, South Carolina 29601

STATE OF SOUTH CAROLINA
DOCUMENTARY
STAMP
TAX
\$ 0 4 4 0

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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