

STATE OF SOUTH CAROLINA }
COUNTY OF GREENVILLE }

MORTGAGE OF REAL ESTATE

BOOK 1576 PAGE 904

TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, MARY L. BARTON

(hereinafter referred to as Mortgagor) is well and truly indebted unto 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 Nine hundred six and no/100-----

----- Dollars (\$ 906.00) due and payable upon demand, which shall be at such time as Mary L. Barton becomes deceased or ceases to own or occupy the below described premises. At such time the principal amount shall be due in full with no interest thereon.

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, on the northwest side of Pear Street (formerly known as Washington Loop), near the City of Greenville, shown as a portion of Lots 13, 14, 15, 11 and 12 on Plat of Washington Heights, Block C. recorded in the R.M.C. Office for Greenville County in Plat Book N at Page 17, and more particularly shown on a Plat of the property of Willis F. Barton, Jr. and Mary Louise Barton, prepared by R. P. Campbell June 13, 1961, and according to said Plat described as follows:

BEGINNING at an iron pin on the northwest side of Pear Street, 131 feet northeast of the intersection of said street with Cody Street (formerly known as Oak Street), and running thence with the northwest side of Pear Street, N. 56-32 W. 4 feet to an iron pin at the original corner of lots 12 and 13; thence with the northwest side of said street N. 50-24 E. 71.8 feet to an iron pin; thence N. 50-44 W. 137.7 feet to an iron pin; thence S. 21-30 E. 48.3 feet to an iron pin at the rear corner of lot 11; thence with the side line of said lot, S. 69-25 W. 3.97 feet to an iron pin; thence S. 21-30 E. 93.4 feet to the point of BEGINNING.

DERIVATION: This being the same property conveyed to the Mortgagor herein by virtue of a deed from Oakvale Enterprises to Willis F. Barton, Jr. and Mary Louise R. Barton recorded in the R.M.C. Office for Greenville County in Deed Book 677 at Page 59 on July 5, 1961; and through the estate of Willis F. Barton, Jr. who died intestate on

RECORDED IN THE OFFICE OF THE CLERK OF THE COURT
GREENVILLE COUNTY, SOUTH CAROLINA
DOCUMENTARY
STAMP
\$ 00.40

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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