

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

FILED
GREENVILLE CO. S. O. MORTGAGE OF REAL ESTATE
JAN 13 10 50 AM '83
TO ALL WHOM THESE PRESENTS MAY CONCERN:

BONNIE S. TANKERSLEY
R.M.C

WHEREAS, Maria Chase Carter

(hereinafter referred to as Mortgagor) is well and truly indebted unto Greenville Local Development Corporation, P. O. 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 Twenty Thousand and No/100 -----

-----Dollars (\$ 20,000.00) due and payable as follows: The payments shall be due and payable in 59 consecutive monthly installments of \$405.53 on the first day of each month commencing March 1, 1983 with a final payment of \$405.40.

with interest thereon from March 1, 1983 at the rate of 8% per centum per annum, to be paid: according to the terms of said note.

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, and being more particularly described as follows: That southwestern side of Pinefield Drive, being shown and designated as Lot 190, South Forest Estates, Addition No. 1, recorded in the RMC Office for Greenville County in Plat Book EE, at Page 195, and having according to said Plat, the following metes and bounds:

BEGINNING at an iron pin on the southwestern side of Pinefield Drive at the joint front corner of Lots 189 and 190, and running thence along said Drive, S 45-35 E, 110 feet to an iron pin; thence continuing along said Drive, S 23-22 E, 63.9 feet to an iron pin and S 11-29 E, 15 feet to an iron pin at the joint corner of Lots 190 and 191; thence S 80-37 W, 232.1 feet to an iron pin; thence N 50-13 W, 44.7 feet to an iron pin; thence N 44-25 E, 223.5 feet to the point of beginning

This property is known and designated as Block Book No. 373-3-9. This is the same property conveyed to the Mortgagor herein by deed of Marion G. Clardy, dated December 17, 1976. This mortgage is junior and subordinate to a mortgage given to Fidelity Federal Savings and Loan Association of Greenville dated December 17, 1976 in the principal amount of \$25,600.00 which mortgage is recorded in the RMC Office for Greenville County in Mortgage Book 1385 at Page 461. This mortgage is also junior and subordinate to a mortgage given to American Federal Savings and Loan Association dated April 22, 1982 in the principal amount of \$37,094.40 which mortgage is recorded in the RMC Office for Greenville County in Mortgage Book 1569 at Page 497.

ALSO, 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, and being more particularly described as follows:

Said property being known and designated as part of Lot 4 on a plat of Property of Mrs. Annie M. Moore recorded in Plat Book "C" at Page 179 in the R.M.C. Office for Greenville County, and having, according to a more recent plat prepared by R. B. Bruce, RLS NO. 1952, dated June 9, 1982, entitled "Property of Maria C. Carter," the following metes and bounds, to-wit:

BEGINNING at an iron pin on the southwestern side of Mills Avenue and running thence with the line of part of Lot 4, N. 38-32 W. 187.1 feet to an old iron pin, joint corner of Part of Lot 4 and Part of Lot 5; thence running N. 63-21 E. 54.8 feet to an old iron pin at the corner of part of Lot 5 and part of Lot 3; thence turning and running S. 39-09 E. 175.4 feet to an old iron pin along the line of Lot 2; thence turning and running S. 51-02 W. 55.5 feet to an old iron pin, the point of BEGINNING. This property is known and designated as Block Book No. 96-5-13.

This being the same property conveyed to the Mortgagor herein by deed of Herbert B. Drake and Seline D. Ruth of even date to be recorded herewith. This mortgage is junior and subordinate to a mortgage given to Herbert B. Drake and Seline D. Ruth dated June 16, 1982 in the principal amount of \$70,500.00 which mortgage (CONT'D BACK OF MORTGAGE.) 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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