

STATE OF SOUTH CAROLINA
COUNTY OF

GREENVILLE CO. S. C.

1396 985
MORTGAGE OF REAL ESTATE
TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, I, FELICIA H. ELLIOTT

(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 TEN THOUSAND AND NO/100

Dollars (\$10,000.00) due and payable

in equal monthly installments of \$69.06 per month for Fifteen (15) years with the first payment being due on April 15, 1977. JHE.

with interest thereon from date at the rate of three per centum per annum, to be paid: in monthly installments

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 west side of Old Paris Mountain Road, known as Lot No. 1, in a subdivision of the Steve Hawkins Estate Property according to plat made by the McPherson Company, July 1, 1949 with reference being made to said plat for a more complete description.

ALSO: All that piece, parcel or tract of land in Greenville, South Carolina, on the west wide of Old Paris Mountain Road, and north side of Earnhardt Street, containing .14 of an acre, more or less.

THIS BEING THE SAME PROPERTY CONVEYED TO THE MORTGAGOR HEREIN BY DEED OF ELMIRE HAWKINS DATED OCTOBER 29, 1960 and recorded in Deed Book 662 at page 15 and by deed of ELMIRE HAWKINS, et al by deed dated July 14, 1949 and recorded in Deed Book 393 at page 295.

This mortgage is junior in lien to that certain mortgage held by First Federal Savings and Loan Association being recorded in Mortgage Book 1394 at page 457 having an original balance of \$8,000.00.

GREENVILLE COUNTY REDEVELOPMENT AUTHORITY
P.O. Box 1749
Greenville, South Carolina 29602

SEARCHED
SERIALIZED
INDEXED
FILED
JUN 14 1977
FBI - GREENVILLE

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 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.

5
8
9
0

4328 RV-2