

MORTGAGE OF REAL ESTATE

BOOK 1533 PAGE 457

STATE OF SOUTH CAROLINA }
COUNTY OF GREENVILLE }

GREENVILLE CO. S.M. MORTGAGE OF REAL ESTATE
FEB 24 9 43 AM '81
DONNIE S. BANKERSLEY
R.M.C.

TO WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, Theodore Pinson and Hattie Pinson

(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 Thirteen Thousand, Five Hundred Sixty-Five and no/100----- Dollars (\$13,565.00) due and payable in 180 consecutive monthly installments of Eighty-One and 25/100 (\$81.25) Dollars, due and payable the 15th of each month, commencing on March 15, 1981.

with interest thereon from said date at the rate of 1% 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

ALL that certain piece, parcel or lot of land, lying and being in the Town of Simpsonville, County of Greenville, State of South Carolina and having the following metes and bounds, to-wit:

BEGINNING at an iron pin on East side of street running in rear of the S. J. Wilson residence and corner of Dr. A. R. Hunter's lot, thence N. 77 E. 190½ feet to an iron pin, thence N. 14 3/4 W. 50 feet to an iron pin, thence S. 77 W. 190½ feet to an iron pin on said street, thence S. 13 3/4 E. 50 feet to the BEGINNING. This property being bounded on the North by J. H. Goodwin, on the East by S. J. Wilson Est., on the South by Ida Wilson, West by Hedge Street.

DERIVATION: This being the same property conveyed to the Mortgagors herein by virtue of a deed from Hattie Ruth Campbell, recorded in Deed Book 1100 at Page 937 on April 20, 1979 in the RMC Office for Greenville County, South Carolina.

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Greenville County Redevelopment Authority
Bankers Trust Plaza Box PP-54
Greenville, South Carolina 29602

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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