MORTGAGE OF REAL BSTATE -

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STATE OF SOUTH CAROLINA COUNTY OF GREENVILLE 18 3 4 23 PH BORTGAGE OF REAL ESTATE AND SLOWHOM THESE PRESENTS MAY CONCERN:

WHEREAS, Ernest Sexton and Mildred Sexton

(bereinafter 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 Four Thousand One Hundred Seven and no/100-----_____ Dollars (\$ 4, 107.00) due and payable upon demand which shall be at such time as Ernest Sexton and Mildred Sexton becomes deceased or cease to own or occupy the premises. At maturity, said principal is due in full with no interest thereon.

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WHEREAS, the Mortgagor may bereafter become isdebted 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 Mortgagor at any time for advances made to or for his account by the Mortgagoe, and also in consideration of the further sum of Three Dollars (\$3.00) to the Mortgagor in hand well and truly paid by the Mortgagor 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 in the County of Greenville,, State of South Carolina, being known and designated as Lot 373, Section 2 of Abney Mills, Brandon Plant, Subdivision, recorded in Plat Book 00 at Page 56-59 by Dalton & Neves, Surveyors. The said property also being known as 17 Woodward Street and fronting 75 feet.

DERIVATION: This being the same property conveyed to the Mortgagors herein by virtue of a deed from Abney Mills, Brandon Plant, recorded in Deed Book 624 at Page 360.

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Greenville County Redevelopment Authority Bankers Trust Plaza, Box PP-54 Greenville, South Carolina 29601

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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 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 r ch 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 Mostgagor covenants that it is lawfully soized of the premises heireinabove described in ree 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 Mortgagoe forever, from and against the Mortgagor and all persons whomsoever lawfully claiming the same or any part thereof.

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