MORTGAGE OF REAL ESTATE

BOOK 1544 PAGE 23

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

MORTGAGE OF REAL ESTATE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, Onie B. Edgen

(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 Three Thousand Twenty-Four and no/100---------- Dollars ($3,024.00) due and payable upon demand, which shall be at such time as she becomes deceased or ceases to own or occupy the premises. At maturity, said principal is due in full with no interest thereon.

~~with interest thereon from~~ XXXXXXXX XXXXXXXXXXXXXXXXXXXX

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 with all improvements thereon situate, lying and being in the State of South Caroline, County of Greenville in the Woodside Mills Village in the Town of Simpsonville, South Carolina, and being more particularly described as Lot #112 as shown on a plat entitled "A Subdivision of Woodside Mills, Simpsonville, S.C." February 1953 and recorded in the Office of the RMC for Greenville County, S.C. in Plat Book GG at Page 5. According to said plat, the within described lot is also known as No. 30 Second Street and fronts thereon 81.2 feet.

DERIVATION: This being the same property conveyed to the Mortgagor herein by virtue of a deed from Southgate Investors, Inc, recorded in Deed Book 1137 at Page 605 on November 20, 1980.

STATE OF SOUTH CAROLINA
SOUTH CAROLINA TAX COMMISSION
DOCUMENTARY STAMP TAX
01.24

Greenville County Redevelopmnet 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 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 heireinabove 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.

4.00CI

GREENVILLE OFFICE SUPPLY CO. INC.

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