MORTGAGE OF REAL ESTATE

1544 565

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

S. C. MORTGAGE OF REAL ESTATE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, Robert Richardson and Stephanie Richardson

(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 One Hundred Twenty Five and no/100 ------ ---------- Dollars ($ 3,125.00) due and payable

upon demand, which shall be at such time as Robert Richardson and Stephanie Richardson becomes deceased or ceases to own or occupy the premises. At such time, the principal shall be due in full with no interest thereon.

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 situate, lying and being in the State of South Carolina, County of Greenville, and in Greenville Township, being known and designated as Lot No. 6 of a Subdivision of the property of Mrs. B. L. Rushing, as shown on plat thereof made by Pickell and Pickell, Engineers, January 15, 1949 and recorded in the RMC Office for Greenville County, South Carolina, in Plat book "V" at Page 37 and having, according to said plat the following metes and bounds to-wit:

BEGINNING at an iron pin on the Northwest side of Taylor Steeet at the joint front corner of Lots No. 5 and 6, which pin is 213 feet from Brockman Street, and running thence along the Northwest side of Taylor Street, S. 28-36 W. 48 feet to an iron pin; thence N. 51-45 W. 92 feet to an iron pin; thence N. 35-54 E. 32.8 feet to an iron pin at the joint rear corner of Lots Nos. 5 and 6; thence along the joint line of said lots, S. 61-24 E. 86.4 feet to the BEGINNING.

DERIVATION: This being the same property conveyed to the Mortgagors herein by virtue of an inheritance from Mamie J. Williams who died testate on July 4, 1979. Her will is probated in the Probate Office for Greenville County, South Carolina in Apartment 1617 File 12; and by virtue of a deed to be recorded herewith.

STATE OF SOUTH CAROLINA
SOUTH CAROLINA TAX COMMISSION
DOCUMENTARY STAMP TAX
01.28

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

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.

GREENVILLE OFFICE SUPPLY CO. INC.

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