GRE MORTGAGEOISRBAL ESTATE -

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STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

TANKERSLEY
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MORTGAGE OF REAL ESTATE BOOK 1582 PAGE 182

TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, Taft Lee Elmore and Anna P. Elmore

(hereinafter referred to as Mortgagor) is well and truly indebted unto The City of Greenville, a municipal corporation, Post Office Box 2207, Greenville, South Carolina 29602

(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 Tito Thousand Eight Hundred Sixty-Three and No/100 ------

in 36 consecutive monthly installments of \$87.10 on the 15th day of each month commencing January 15, 1983 with a final payment of \$86.66.

with interest thereon from January 15, 1983 at the rate of 6% terms of said note.

per centum per annum, to be paid: according to the

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 Mortgagoe 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 Mortgagoe 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 Mortgagoe, its successors and assigns:

"ALL that certain piece, parcel or lot of land, with all improvements thereon, or hereafter constructed thereon, situate, hing and being in the State of South Carolina, County of Greenville, City of Greenville, on the West side of Elm Street known and designated as Lot 14 Elm Street as shown by plat of same recorded in the RMC Office for Greenville County in Plat Book F, at page 209, and according to said plat more particularly described as follows:

BEGINNING at an iron pin on the West side of Elm Street, 63 feet Northward from the North side of Otis Street; and running thence along Elm Street, N. 18 W. 63 feet to an iron pin at the corner of Lot 13; thence along the line of Lot 13, S. 72 W. 165 feet to an iron pin at corner of Lots 13, 14, 17 and 18; thence S. 15-45 E. 63.05 feet to corner of Lots 14, 15 16 and 17; thence along the line of Lot 15, N. 72 E. 167.5 feet to the point of beginning.

FUTURE ADVANCES: As additional consideration, pursuant to Section 29-3-50 of the 1976 Code of Laws of South Carolina, this mortgage is given to cover, in addition to all existing indebtedness of Mortgagor to Mortgagee (including but not limited to the above-described advances) evidenced by promissory notes, and all renewal and extensions thereof, all future advances that may be made to Mortgagor by Mortgagee, to be evidenced by promissory notes, and all renewal and extensions thereof, the maximum principal amount of all existing indebtedness and future advances outstanding at any one time not to exceed \$3,200.00 plus interest thereon, attorneys' fees and court costs as provided herein.

This property is known and designated as Block Book No. 96-2-12.

Being the same property conveyed to Taft Lee Elmore and Anna P. Elmore by deed of Veda Newton Byrd, recorded in Deed Book 790 at page 459 on January 24, 1966. This mortgage is junior and subordinate to a mortgage executed by Taft Lee Elmore and Anna P. Elmore to Cameron-Brown Co., recorded in REM Book 1020 page 367, on January 24, 1966.

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 rich 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 soized of the premises heireinabove described ir 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 2nd 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.

(C)

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