

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

FILED
GREENVILLE CO. S. C.

Block Book # 311-3-26.1

VOL 1480 PAGE 30

SEP 7 10 52 AM '79
DONALD BANKERSLEY
R.M.C.

MORTGAGE OF REAL ESTATE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, Emma G. 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 One Thousand Five Hundred Forty-Two and 60/100--

-----Dollars (\$ 1,542.60) due and payable
in 72 consecutive monthly installments of Twenty-Two and 09/100 (\$22.09)
Dollars commencing October 15, 1979,

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 piece, parcel or lot of land in Austin Township, County of Greenville, State of South Carolina, same being located in the Town of Simpsonville, and being designated as the back half of Lot No. 1, as shown on a plat of the D.D. Goldsmith property by W. J. Riddle, R.L.S. dated May, 1956, and having according to said plat the following courses and distances:

BEGINNING at an iron pin at the northeast side of Cook Street at the corner of the lot comprising the front half of Lot No. 1 and running thence along Cook Street N.16-30 W. 69.95 feet to the corner of the Caroline Goldsmith Estate; thence along the line of the Caroline Goldsmith Estate N.74-20 E. 41.1 feet to an iron pin at corner of Lot No. 2; thence along the line of Lot No. 2 S.16-47 E. 69.3 feet to an iron pin; thence S.73-35 W. 41.7 feet, more or less, to the beginning corner.

This being the same property inherited by Emma G. Pinson from her husband, Lee Pinson, who died testate leaving her a life estate in the property, as shown in the Probate Court for Greenville County in Apartment 1084, File 23.

GCTO

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

SE 779 1117

STATE OF SOUTH CAROLINA
DOCUMENTARY
STAMP
TAX
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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 fixtures and equipment, other than the usual household furniture, be considered a part of the real estate.

4. TO HAVE AND TO HOLD, all and singular the said premises unto the Mortgagee, its heirs, successors and assigns, forever.

4.00 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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