

GREENVILLE CO. S. C.

MORTGAGE OF REAL ESTATE '80

BOOK 1519 PAGE 557

STATE OF SOUTH CAROLINA }
COUNTY OF GREENVILLE }

DONNIE S. TANNERSLEY
R.M.C. MORTGAGE OF REAL ESTATE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, James O. Bell and Daisy Bell

(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 Five Thousand Five Hundred Eight and 75/100----- Dollars (\$ 5,508.75) due and payable in 180 consecutive installments of Thirty Three (\$33.00) Dollars due and payable the 15th of each month, commencing November 15, 1980.

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 lot of land in Greenville Township, Greenville County, State of South Carolina shown as Lot 4, Block "B" of Sterling Annex, just outside of the corporate limits of Greenville, plat recorded in Volume "E" at Page 141.

BEGINNING at an iron pin on the eastern side of Middleton Street, 248.4 feet from the northeast corner of the intersection of Minus and Middleton Streets, and running thence with the eastern side of Middleton Street S. 23-30 E. 50 feet to an iron pin; thence N. 57 E. 159.9 feet to iron pin; thence N. 25-10 W. 50 feet to an iron pin; thence S. 57 W. 159.38 feet to the beginning corner.

DERIVATION: This being the same property as conveyed to the Mortgagor herein in Deed Book 493 at Page 57 on January 22, 1954 recorded in the R.M.C. Office for Greenville County, State of South Carolina. The Grantor herein purchased the property from J. W. Henderson.

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

STATE OF SOUTH CAROLINA
DOCUMENTARY STAMP
OCT-1980 TAX \$ 02.24
RECEIVED

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.

4328 RV-2