

MORTGAGE OF REAL ESTATE -

BOOK 1551 PAGE 224

STATE OF SOUTH CAROLINA }
COUNTY OF GREENVILLE }

MORTGAGE OF REAL ESTATE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

FILED
GREENVILLE CO. S. C.

WHEREAS, Susan E. Harrison, 105 Vannoy, Greenville, South Carolina

(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 Nine Thousand Five Hundred Seventy One and 00/100 Dollars (\$ 9,571.00) due and payable

after work completed
with interest thereon from 15th of month at the rate of 3 per centum per annum, to be paid: \$88.56 per month and last payment \$83.35.

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, City of Greenville, being known and designated as a portion of Lot 45, Section H on plat of Stone Land Company's Lands prepared by J. E. Sirrine, recorded in the RMC office for Greenville County, S.C. in Plat Book A at pages 337-342, and having according to a more recent plat entitled property of Susan E. Harrison made by Freeland & Associates, dated August 9, 1979, and recorded in the RMC office for Greenville County, S.C. in plat Book 7M at Page 65, the following metes and bounds to-wit:

Beginning at an iron pin on the east side of Vannoy Street at the joint corner of Lots 43 and 45, and runs thence along the line of Lot 43, S. 71-50 E. 217.18 to an iron pin; thence S. 16-55 W. 37.23 feet to an iron pin; thence N. 85-26 W. 117.20 feet to an iron pin; thence N. 69-17 W. 105.86 feet to an iron pin on the east side of Vannoy Street; thence along Vannoy Street N. 19-46 E. 60.10 feet to the beginning corner.

THIS property is known and designated as Block Book No. 36-1-9.

This is the same property conveyed to Joe K. Knighton by deed of Clyde W. Croskeys recorded March 15, 1973 in the RMC office for Greenville County, S.C. in the Deed Book 970 at page 83.

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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 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.