

MORTGAGE OF REAL ESTATE -

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

EC
S. C.

MORTGAGE OF REAL ESTATE
TO ALL WHOM THESE PRESENTS MAY CONCERN:

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PH '82

WERSLEY

WHEREAS, WALLACE G. SPEARMAN AND LINDA LAND SPEARMAN

(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 Ten thousand nine hundred thirty-five and no/100

Dollars (\$ 10,935.00) due and payable in 180 consecutive monthly installments of Seventy-five and 56/100 (\$75.56) Dollars, due and payable on the 15th day of each month, commencing March 15, 1982,

with interest thereon from said date at the rate of three (3%) 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, being known and designated as Lot 11, situate on the southeastern side of Easley Bridge Road near the corporate limits of the City of Greenville, as shown originally by a plat by W. A. Judson, dated June 20, 1905, and being more particularly described according to survey and plat by Pickell and Pickell Engineers, dated September 18, 1944, as follows:

BEGINNING at a stake on the southeastern side of said Road, corner of Lot 10, and running thence with line of said lot, S. 30-40 E., 194 feet to an iron post; thence S. 40-45 W., 70 feet to an iron post; thence N. 30-40 W., 184.5 feet with the line of Lot 12 to a stake on said Road; thence with said Road, N. 32-15 E. 70 feet to the beginning.

DERIVATION: This being the same property conveyed to the Mortgagors herein by virtue of a deed from John Rufus Alexander to Linda Land Spearman recorded in the R.M.C. Office for Greenville County in Deed Book 758 at Page 91 on September 22, 1964; and by virtue of a deed from Linda Land Spearman to Wallace G. Spearman conveying an undivided one-half interest, recorded in the R.M.C. Office for Greenville County in Deed Book 1069 at Page 651 on December 5, 1977.

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

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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

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