

MORTGAGE OF REAL ESTATE

BOOK 1562 PAGE 497

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

GRANTED
GREENVILLE COUNTY, S.C.
TO ALL WHOM THESE PRESENTS MAY CONCERN:
JAN 20 AM '82
DONALD W. WATERSLEY
R.M.C.

MORTGAGE OF REAL ESTATE

WHEREAS, GERTRUDE TRAMMELL

(hereinafter referred to as Mortgagor) is well and truly indebted unto 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 Seven thousand nine hundred ninety-eight and no/100----- Dollars (\$ 7,998.00) due and payable

upon demand, which shall be at such time as Gertrude Trammell becomes deceased or ceases to own or occupy the premises below described. At such time the principal amount shall be due in full with no interest thereon.

~~work to be done from~~ ~~to be done to~~ ~~percentages to be paid~~

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 No. 3 of Block F, according to a plat of Furman Investment Company property, recorded in Plat Book F at Page 160, R.M.C. Office for said Greenville County. Said lot has the following metes and bounds, to-wit:

BEGINNING on the south side of Patton Street, the corner of Lot No. 1, which is Parkins Corner; thence running with the south side of Patton Street, N. 65-15 E. 80 feet to the corner of Lot No. 5 on Patton Street; thence with the line of Lot No. 5, southeasterly 100 feet to a common corner of Lots Nos. 3, 4, 5 and 6; thence with the line of Lot No. 4 S 65-15 W. 80 feet to the common corner of Lots Nos. 1, 2, 3 and 4; thence with the line of Lot No. 1 northwesterly 100 feet to the beginning corner.

DERIVATION: This being the same property conveyed to the Mortgagor herein by virtue of a deed from Lloyd H. Smith and Olfria L. Smith recorded in the R.M.C. Office for Greenville County in Deed Book 272 at Page 433 on March 1, 1945; and by virtue of an inheritance from William Leverett McKenzie, who died testate on November 3, 1951, leaving as his sole heir Gertrude Jackson McKenzie (now Trammell), his wife, as shown in Probate Apartment 606 at File 4.

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

JAN 20 1982

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE
DOCUMENTARY
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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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