

MORTGAGE OF REAL ESTATE -

S. C.

BOOK 1562 PAGE 509

STATE OF SOUTH CAROLINA }
COUNTY OF GREENVILLE }

11 21 AM '82 MORTGAGE OF REAL ESTATE
TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, HENRY HAGOOD AND IDA B. HAGOOD

(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 *****Eight Hundred Sixty and No/100***** Dollars (\$ 860.00) due and payable

upon demand, which shall be at such time as Henry Hagood and Ida B. Hagood become deceased or cease to own or occupy the premises at 301 Pear Street, Greenville, South Carolina. At such time the principal amount shall be due in full with no interest thereon.

~~with interest thereon from~~ ~~the date thereof~~ ~~and until the same is paid in full~~

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, North of the City of Greenville, on the southern side of Washington Loop, being known and designated as Lot No. 5 in Section F, on a plat of the subdivision known as Washington Heights, made by N. O. McDowell, Jr. and Julian P. Moore, Surveyors, December, 1944, recorded in Plat Book M at Page 107 in the R.M.C. Office for Greenville County, South Carolina, and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at a point on the southern side of Washington Loop, joint front corner with Lot No. 4 and running thence N. 65-57 E. 50 feet along the southern side of said Washington Loop to point, joint front corner with Lot No. 6; thence S. 21 E. 125 feet along the western line of Lot No. 6 to a point in line of right of way of the Old Southern Railway; thence in a southwesterly direction, 53.7 feet along the right of way of the Old Southern Railway to a point joint corner with Lot No. 4; thence N. 10-30 W 110 feet along the eastern line of Lot No. 4 to the point of beginning on said Washington Loop.

DERIVATION: This being the same property conveyed to the Mortgagors herein by virtue of a deed from W. T. Henderson to Henry Hagood recorded in Deed Book 416 at Page 282 on July 16, 1950; and by virtue of a deed conveying an undivided one-half interest from Henry Hagood to Ida B. Hagood recorded in Deed Book 473 at Page 424 on March 3, 1953.

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

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE
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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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