

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

MORTGAGE OF REAL ESTATE
FILED
JONNE TANNERSLEY
R.M.C.
NOV 23 11 42 AM '82

MORTGAGE OF REAL ESTATE

BOOK 1586 PAGE 815

JONNE TANNERSLEY TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, RONNIE E. PHILLIPS AND SHARON W. PHILLIPS

(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 Ten thousand nine hundred sixty and no/100

-----Dollars (\$10,960.00) due and payable
in 180 consecutive monthly installments of Eighty-six and 69/100 (\$86.69) Dollars each,
on the fifteenth day of each month, commencing November 15, 1982,

with interest thereon from said date at the rate of five (5%) 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, and being known and designated as Lot 44 on plat of section 2, Dunean Mills Property, which plat is recorded in the R.M.C. Office for Greenville County, South Carolina in Plat Book S at Pages 172-177, and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the northwesterly edge of Blake Street at the joint front corner of lots 43 and 44 and running thence with the joint line of said lots, N. 64-15 W. 138.4 feet to an iron pin on a 15' alley; thence with the easterly edge of said alley, N. 24-46 E. 70 feet to an iron pin at the joint rear corner of lots 44 and 45; thence with the joint line of said lots, S. 64-15 E. 138.4 feet to an iron pin on the northwesterly edge of Blake Street; thence with the northwesterly edge of Blake Street S. 25-46 W. 70 feet to the beginning corner.

DERIVATION: This being the same property conveyed to the Mortgagors herein by virtue of a deed from Leonard A. Chambers and Marguerite A. Chambers recorded in the R.M.C. Office for Greenville County in Deed Book 1051 at Page 396 on February 22, 1977.

62710

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

NOV 23 1982

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STATE OF SOUTH CAROLINA
DOCUMENTARY TAX COMMISSION
DOCUMENTARY TAX STAMP
\$04.40

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.

GREENVILLE OFFICE SUPPLY CO. INC.

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