

Morra & Dillard

MORTGAGE OF REAL ESTATE—Prepared by KENNETH MORRA, Attorney at Law, Greenville, S.C.

BOOK 819 PAGE 556

The State of South Carolina,

County of GREENVILLE

FILED
GREENVILLE CO. S. C.
MAR 29 2 09 PM 1960
OLLIE T. WORTH

To All Whom These Presents May Concern:

ALEX KIRIAKIDES, JR.

SEND GREETING:

Whereas, I, the said Alex Kiriakides, Jr.,

hereinafter called the mortgagor(s)

in and by my certain promissory note in writing, of even date with these presents, am well and truly indebted to THE CITIZENS AND SOUTHERN NATIONAL BANK OF SOUTH CAROLINA,

hereinafter called the mortgagee(s), in the full and just sum of TWENTY THOUSAND AND NO/100 -----

----- DOLLARS (\$ 20,000.00), to be paid

Due and payable in twenty-four (24) equal monthly installments in the sum of \$886.67 each, including both principal and interest, with the first monthly installment due and payable on May 1, 1960.

, with interest thereon from date

at the rate of Six (6%) percentum per annum, to be computed and paid monthly

until paid in full; all interest not paid when due to bear interest at the same rate as principal; and if any portion of principal or interest be at any time past due and unpaid, then the whole amount evidenced by said note to become immediately due, at the option of the holder hereof, who may sue thereon and foreclose this mortgage; and in case said note, after its maturity, should be placed in the hands of an attorney for suit or collection, or if, before its maturity it should be deemed by the holder thereof necessary for the protection of his interests to place and the holder should place the said note or this mortgage in the hands of an attorney for any legal proceedings, then and in either of said cases the mortgagor(s) promise to pay all costs and expenses including 10 per cent. of the indebtedness as attorney's fees, this to be added to the mortgage indebtedness, and to be secured under this mortgage as a part of said debt.

NOW KNOW ALL MEN, That I, the said mortgagor(s), in consideration of the said debt and sum of money aforesaid, and for the better securing the payment thereof to the said mortgagee(s) according to the terms of the said note, and also in consideration of the further sum of Three Dollars, to me, the said mortgagor(s), in hand well and truly paid by the said mortgagee(s) at and before the signing of these Presents, the receipt whereof is hereby acknowledged, have granted, bargained, sold and released and by these Presents do grant, bargain, sell and release unto the said THE CITIZENS AND SOUTHERN NATIONAL BANK OF SOUTH CAROLINA, its successors and assigns:

All that piece, parcel of land, together with buildings and improvements thereon, situate, lying and being on the eastern side of Augusta Street in the City of Greenville, Greenville County, South Carolina, being known and designated as Lot No. 4 and a part of Lot No. 3 on a plat of the Subdivision of W. A. Bates and George Brownlee, made by Will D. Neves, Engineer, dated February 26, 1913, recorded in the R. M. C. Office for Greenville County, South Carolina, in Plat Book "E", at page 69, and having according to a more recent plat and survey of the property of Alex Kiriakides, Jr., prepared by Dalton & Neves, Engineer, dated January, 1956, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the eastern side of Augusta Street, joint front corner of Lots No. 4 and 5, and running thence with Augusta Street, S. 0-45 E., 24.05 feet to a point in the center of a thirteen-inch brick wall in the front line of Lot No. 3; thence with the center line of said thirteen-inch brick wall, S. 78-12 E., 79 feet, more or less, to a point in the rear line of Lot No. 3 on the western side of an eight-foot alley; thence along said side of said alley and with the rear lines of Lots No. 3 and 4, N. 0-45 W., 23.55 feet to an iron pin at the joint rear corner of Lots No. 4 and 5; thence with the joint lines of said Lots, N. 77-52 W., 79 feet, more or less, to an iron pin, the point of beginning.

The above described property is the same conveyed to Alex Kiriakides, Jr. by deed of Gertrude S. McCuen Sloan dated March 13, 1956, recorded in the R. M. C. Office for Greenville County, South Carolina, in Deed Book 548, at page 3.