

STATE OF SOUTH CAROLINA

COUNTY OF GREENVILLE

FILED
GREENVILLE, S. C.
APR 24 10 49 AM 1962

MORTGAGE OF REAL ESTATE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, We, Costas Chatos and Olympia Chatos

(hereinafter referred to as Mortgagor) is well and truly indebted unto Sallie M. Sammons

(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

Twenty Five Hundred and no/100 (\$2500.00)-----Dollars (\$2500.00) due and payable One Hundred Dollars a month until paid in full. Mortgagor's reserve the right of anticipating the entire balance of any part thereof at any time without penalty. Payments to apply first to interest and balance to principal, payments to begin June 1, 1962

with interest thereon from date at the rate of (5) five 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 all of tract No. 4 and the southeasterly portion of tract No. 5 of the J. H. Trammell estate, tract No. 2 containing 56.35 acres more or less and having, according to a plat of the said Trammell estate prepared by W. J. Riddle, November 25, 1935, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the southeasterly side of Buncombe Road at the joint front corner of tracts 3 and 4 as shown on said plat and running thence with the common line of said plats N. 60-30 E. 3,170 feet more or less to a point in line of property now formerly of Cox; thence S. 23-30 E. 1455 feet to an iron pin in a branch; thence up said branch 220 feet to an iron pin; thence continuing with said branch in a northwesterly direction 3,300 feet more or less to a point of the southeasterly side of Buncombe Road; thence N. 19 W. 168 feet to an iron pin; thence N. 34 W. 203 feet to the point of beginning and being identically the same property conveyed to grantor herein by deed recorded in Deed Book 545, Page 121.

Together with all and singular rights, members, hereditaments, and appurtenances to the same belonging in any way incident or appertaining, and of all 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.

Sallie M. Sammons
Paid in full & satisfied
2/4/64
Witness:
C. Victor Cyle, Jr.

SATISFIED AND CANCELLED OF RECORD
7th DAY OF Feb. 1964
Oliver Sammons
A. R. C. FOR GREENVILLE, S. C.
19-15-17-18-19-20-21-22-23-24-25