

MORTGAGE OF REAL ESTATE—Office of ~~Real Estate~~ <sup>FILED</sup> ~~Records~~ <sup>at Law, Greenville, S. C.</sup>

T-1343  
STATE OF SOUTH CAROLINA  
COUNTY OF GREENVILLE }

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JUN 21 4 28 PM 1968  
MORTGAGE OF REAL ESTATE

TO ALL WHOM THESE PRESENTS MAY CONCERN:  
OLLIE FARNSWORTH  
R.M.C.

WHEREAS, ANGELOS CHATOS, JIMMY CHATOS and ANDREAS PETRATOS

(hereinafter referred to as Mortgagor) is well and truly indebted unto THE PEOPLES NATIONAL BANK OF GREENVILLE,  
SOUTH CAROLINA,

(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 Fifty Five Thousand and no/100 -----

Dollars (\$ 55,000.00 ) due and payable

\$631.54 per month beginning 150 days from date, payments to apply first to interest and balance to principal.

with interest thereon from date at the rate of 6 3/4 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, between the Poinsett Highway and the Old Paris Mountain Road and being shown on a plat of the property of the grantees, prepared by Jones Engineering Services, Greenville, S. C., January 11, 1966, recorded in the R. M. C. Office for Greenville County in Plat Book BBB at Page 157, and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the eastern edge of the right-of-way of Poinsett Highway (U.S. Highway 25 and 276) at the corner of property belonging to the Park Place Baptist Church and running thence along the eastern edge of said Poinsett Highway, N. 1-33 E., 154.1 feet to an iron pin; thence N. 89-40 E., 80.8 feet to an iron pin; thence N. 34-04 W., 50.2 feet to an iron pin on the southeastern edge of Earnhardt Street; thence along the southeastern edge of Earnhardt Street, N. 56-45 E., 195 feet to an iron pin; thence S. 32-40 E., 163.0 feet to an iron pin; thence N. 56-35 E., 269.0 feet to an iron pin on the southwestern edge of Old Paris Mountain Road, said pin being 167 feet from the intersection of Old Paris Mountain Road and Earnhardt Street; thence along the southwestern edge of Old Paris Mountain Road, S. 18-15 E., 201.3 feet to an iron pin at the corner of property formerly of the H. H. Griffin Estate; thence along the line of that property, S. 47-52 W., 410.2 feet to an iron pin; thence N. 34-08 E., 140.7 feet to an iron pin; thence N. 0-53 E., 33.7 feet to an iron pin; thence S. 89-12 W. 214.0 feet to the beginning corner.

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.

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