

STATE OF SOUTH CAROLINA

FILED
GREENVILLE CO. S. C.

BOOK 1147 PAGE 417

COUNTY OF GREENVILLE

FEB 4 11 12 AM '70

MORTGAGE OF REAL ESTATE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

OLLIE FARNSWORTH
R. M. C.

WHEREAS, We, Evanthia Sarides and Irene S. Tzouvelekas,

(hereinafter referred to as Mortgagor) is well and truly indebted unto Wade H. Greene, Jr.

(hereinafter referred to as Mortgagee) as evidenced by the Mortgageor's promissory note of even date herewith, the terms of which are incorporated herein by reference, in the sum of Eighteen Thousand and no/100 Dollars (\$ 18,000.00) due and payable

First payment being due March 1, 1970 in the amount of \$161.79 and each month thereafter, for 179 months.

with interest thereon from date at the rate of 7 per centum per annum, to be paid: annually

WHEREAS, the Mortgageor may hereafter become indebted to the said Mortgagee for such further sums as may be advanced to or for the Mortgageor's account for taxes, insurance premiums, public assessments, repairs, or for any other purposes:

NOW, KNOW ALL MEN, That the Mortgageor, in consideration of the aforesaid debt, and in order to secure the payment thereof, and of any other and further sums for which the Mortgageor 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 Mortgageor 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, known and designated as lots 6, 7 and 8, according to a plat of property of the city of Greenville and surveyed by the engineer department of the city of Greenville, and being located on the Western side of Stone Avenue By-Pass and having the following metes and bounds to-wit:

Beginning at an iron pin at the joint front corner of lots 5 and 6 which iron pin is located at a distance 18.5 feet W. of the Western edge of side walk and which iron pin is 125 feet in a northerly direction from the northeast corner of the property of the Greenville City Fire Station and running thence along the line of lots number 5, S. 87-06 W. 74.2 feet to an iron pin; thence along the Eastern side of a street N. 26-24 E. 112.8 feet to an iron pin; thence along the Eastern side of a street S. 69 E. 35.6 feet to an iron pin which iron pin is 18.5 feet from the western edge of the side walk along Stone Avenue By-Pass; thence S. 8-48 W. 35.8 feet to an iron pin; thence S. 5-24 W. 25 feet to an iron pin; thence S. 3-58 W. 25 feet to an iron pin the point to begin.

The mortgageor does hereby retain the right of anticipating the principal balance in part of in full at any time without any pre-paid penalty.

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 Mortgageor 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 Mortgageor further covenants to warrant and forever defend all and singular the said premises unto the Mortgagee forever, from and against the Mortgageor and all persons whomsoever lawfully claiming the same or any part thereof.