

MORTGAGE OF REAL ESTATE—Mann, Foster, Ashmore & Brissey, Attorneys at Law, Justice Building, Greenville, S. C.

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

FILED
GREENVILLE, CO. S. C.
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OLLIE FARNSWORTH
R. M. C.

BOOK 1197 PAGE 145

MORTGAGE OF REAL ESTATE

WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, I, John Kiriakides,

(hereinafter referred to as Mortgagor) is well and truly indebted unto Lowndes Hill Realty Company

(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-One Thousand and No/100-----
-----Dollars (\$ 21,000.00) due and payable

\$10,500.00 being due and payable on or before April 17, 1972, with no interest, and the remaining sum of \$10,500.00 due and payable on or before April 17, 1973, with no interest.

with interest thereon from no interest at the rate of none . per centum per annum, to be paid: none

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, on the southerly side of Lowndes Hill Road in Butler Township, near the City of Greenville, State of South Carolina, and having, according to plat, prepared by Piedmont Engineering Service, dated April 2, 1962, the following metes and bounds, to-wit:

beginning at an iron pin on the southerly side of Lowndes Hill Road, which iron pin is located 250 feet northeast from the intersection of Lowndes Hill Road with Woods Lake Road, and running thence S.46-50 E. 337.2 feet to an iron pin; thence along the rear line of the grantor's property N.27-28 E. 31.2 feet to a point; thence further along said rear line N.29-02 E. 68.8 feet to a point; thence on a straight line through the property of the grantor N.46-15 W. 306.9 feet, more or less, to a point on the southerly side of Lowndes Hill Road, approximately in the center of a driveway; thence along the southerly side of Lowndes Hill Road S.46-05 W. 100 feet to an iron pin at the point of beginning.

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.

under this mortgage or in the note secured