

STATE OF SOUTH CAROLINA
COUNTY OF Greenville

FILED
GREENVILLE CO. S. C.

BOOK 1218 PAGE 177

JAN 3 11 34 AM '72 MORTGAGE OF REAL ESTATE

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

WHEREAS, Jimmy G. Hryzikos

(hereinafter referred to as Mortgagor) is well and truly indebted unto Peoples National Bank and Small Business Association

(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 Ten Thousand and no/100

Dollars (\$ 10,000.00) due and payable in monthly installments of \$202.77 per month beginning one month from date hereof and \$202.77 on the same day of each month thereafter until the principal with interest to accrue thereon is fully paid provided, however, unless sooner paid, the entire indebtedness shall be due and payable five years from date hereof,

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

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, near the City of Greenville, at the intersection of White Horse Road and the Old Augusta Road, and shown as the property of C. B. Traynham and J. A. Traynham, on Plat prepared by J. C. Hill October, 1965, which plat is to be recorded, and said Lot having according to said Plat, the following metes and bounds, to-wit:

Beginning at an iron pin in the intersection of White Horse Road and Old Augusta Road and running thence with the Eastern side of White Horse Road N. 26-45 W. 174 feet to an iron pin; thence continuing with the Eastern side of said Road N. 36-50 W. 56.8 feet to an iron pin running thence N. 72-52 E. 114.3 feet to an iron pin on the Western side of Old Augusta Road running thence with the Western side of Old Augusta Road S. 0-50 E. 234.2 feet to an iron pin point of beginning.

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.