

STATE OF SOUTH CAROLINA  
COUNTY OF GREENVILLE

FILED  
GREENVILLE CO. S. C.

BOOK 1251 PAGE 595

MORTGAGE OF REAL ESTATE

OCT 3 3 54 PM '72

TO ALL WHOM THESE PRESENTS MAY CONCERN:

ELIZABETH RIDDLE  
R.M.C.

WHEREAS, E. M. HANNA

(hereinafter referred to as Mortgagor) is well and truly indebted unto GUS KONDRAS

(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 Nine Thousand Eight Hundred Seventy and No/100

Dollars (\$ 9,870.00 ) due and payable

on or before June 31, 1972

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

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, being known and designated as .53 acres, .40 acres, .40 acres, .43 acres, .43 acres and .40 acres, all of which lie on the southern side of Boling Road and all of which are shown on plat of "Property of Gus Kondros" dated September 1972, prepared by Dalton & Neves, Co., Engineers, and having according to said plat, the following metes and bounds, to-wit:

- (1) .53 acres, beginning at an iron pin on the southern side of Boling Road, which iron pin is 292.4 feet from intersection of Boling Road and Kondros Circle; running thence S 14-59 W 186.1 feet to an iron pin; running thence N 85-03 E 163.2 feet to an iron pin; running thence N 4-57 W 175 feet to an iron pin on Boling Road; running thence S 85-03 W down the southern side of Boling Road 100 feet to beginning point
- (2) .40 acres, beginning at an iron pin at the joint corner of this tract & Lot #1-A, which iron pin is 165 feet from intersection of Boling Road and Kondros Circle; running thence S 10-10 E 175.7 feet to an iron pin; running thence S 85-03 W 100 feet to an iron pin; running thence N 10-10 W 175.7 feet to an iron pin on southern side of Boling Road; running thence down southern side of Boling Road N 85-03 E 100 feet to point of beginning.
- (3) .40 acres, beginning at an iron pin on southern side of Boling Road at iron pin 392.4 feet from intersection of Boling Road and Kondros Circle being the joint corner of this lot and #1 as shown hereon; running thence down joint line of said lots S 4-57 E 175 feet to an iron pin; running thence N 85-03 E 100 feet to an iron pin; running thence N 4-57 W 175 feet to an iron pin on southern side of Boling Road; running thence down southern side of Boling Road S 85-03 W 100 feet to point of beginning.
- (4) .43 acres, beginning at an iron pin on southern side of Boling Road which iron pin is 265 feet from intersection of Kondros Circle and Boling Road at joint corner of this tract and #2 as shown hereon; running thence S 10-10 E 175.7 feet to iron pin; running thence S 85-03 W 109.3 feet to an iron pin on the eastern side of a 50-foot future street; running thence up eastern side of said street N 10-10 W 150.7 feet to an iron pin at the intersection of said street and Boling Road; running thence through said intersection, the court of which is N 27-37 E 33.7 feet to an iron pin on southern side of Boling Road; running thence down southern side of Boling Road N 85-03 E 84.3 feet to point of beginning.
- (5) .43 acres, beginning at an iron pin on southern side of Boling Road at an iron pin, which iron pin is 492.4 feet from intersection of Boling Road and Kondros Circle and which point is in the joint corner of subject tract and tract # 3; running thence down joint line of said lots S 4-57 E 175 feet to an iron pin; running thence N 85-03 E 100 feet to an iron pin; running thence N 4-57 W 175 feet to an iron pin; joint corner of this property and #6 as shown hereon; running thence down the southern side of Boling Road S 85-03 W 100 feet to point of beginning.
- (6) .40 acres, beginning at an iron pin, which iron pin is 592.4 feet from intersection of Kondros Circle and Boling Road and which iron pin is the joint corner of this property and #5 as shown hereon; running thence down joint line of said lots S 4-57 E 175 feet to an iron pin; running thence N 85-03 E 116 feet to an iron pin on the western side of a 50-foot future street; running thence up the western side of said street N 10-10 W 150.7 feet to an iron pin at the intersection of said street and Boling Road; running thence through said intersection, the court of which is N 52-34 W 36.8 feet to an iron pin on the southern side of Boling Road; running thence down Boling Road S 85-03 E 75 feet to point of beginning.

Seller agrees to release any of the above referenced lots upon payment to him of One Thousand Six Hundred Forty-Five and No/100 (\$1,645.00) Dollars each.

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.

For Nelson 53 Acres Boling Road No. P.C. 27. Plat 1268 Page 143