

1115-123

MORTGAGE

(Participation)

This mortgage made and entered into this 15th day of October 19 74 , by and between Tona A. Paradeses

(hereinafter referred to as mortgagor) and The Citizens and Southern National Bank, Greenville, S. C.

(hereinafter referred to as mortgagee), who maintains an office and place of business at Greenville, S. C.

WITNESSETH, that for the consideration hereinafter stated, receipt of which is hereby acknowledged, the mortgagor does hereby mortgage, sell, grant, assign, and convey unto the mortgagee, his successors and assigns, all of the following described property situated and being in the County of Greenville State of South Carolina

All that certain piece, parcel or lot of land, with all improvements thereon, situate, lying and being in the State of South Carolina, County of Greenville, being known and designated as Lot 262 of a subdivision known as Sector V, Botany Woods according to a plat thereof prepared by Piedmont Engineering Service, May 1961, and recorded in the RMC Office for Greenville County in Plat Book YY at Pages 6 and 7 and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the southern side of Riviera Drive at the joint front corner of Lots 262 and 263, and running thence with the joint line of said lots S 4-20 E 123. 8 feet to an iron pin at the corner of Lots 262, 263 and 261; thence with the line of Lot 261, S 87-00 E 140 feet to an iron pin on the western side of Howell Road; thence with the western side of said Howell Road, N 0-38 E 100 feet to an iron pin at the intersection of Howell Road and Riviera Drive; thence with the curve of said intersection, the chord of which is N 43-36 W 35.9 feet to an iron pin on the southern side of said Riviera Drive; thence with the southern side of said Riviera Drive N 87-51 W 125.6 feet to the beginning corner.



Together with and including all buildings, all fixtures including but not limited to all plumbing, heating, lighting, ventilating, refrigerating, incinerating, air conditioning apparatus, and elevators (the mortgagor hereby declaring that it is intended that the items herein enumerated shall be deemed to have been permanently installed as part of the realty), and all improvements now or hereafter existing thereon; the hereditaments and appurtenances and all other rights thereunto belonging, or in anywise appertaining, and the reversion and reversions, remainder and remainders, all rights of redemption, and the rents, issues, and profits of the above described property (provided, however, that the mortgagor shall be entitled to the possession of said property and to collect and retain the rents, issues, and profits until default hereunder). To have and to hold the same unto the mortgagee and the successors in interest of the mortgagee forever in fee simple or such other estate, if any, as is stated herein.

The mortgagor covenants that he is lawfully seized and possessed of and has the right to sell and convey said property; that the same is free from all encumbrances except as hereinabove recited; and that he hereby binds himself and his successors in interest to warrant and defend the title aforesaid thereto and every part thereof against the claims of all persons whomsoever.

This instrument is given to secure the payment of a promissory note dated October 16, 1974 in the principal sum of \$ 20,000.00 , signed by Tona A. Paradeses in behalf of The Citizens and Southern National Bank