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COUNTY OF Greenville **ANNIE S. TANKERSLEY** MORTGAGE OF REAL ESTATE

R.M.C. TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, **Perry A. Lenardis and Spyros G. Grumbos,**

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

**Southern Bank and Trust 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 **Seventy Thousand and no/100**

Dollars \$ 70,000.00; due and payable

in One Hundred Twenty (120) equal monthly installments of Eight Hundred Eighty-six and 74/100 (\$886.74) Dollars, until paid in full, first payment being due six months from date and all interest to be paid five months from date,

with interest thereon from date at the rate of **9** per centum per annum, to be paid: **monthly**

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, City of Greenville, on the Southwestern side of Laurens Road, U.S. Highway 276, being shown and designated as Lot No. 20, Block B, on a Plat of EASTHIGHLANDS ESTATES made by Dalton & Neeves Co., dated April, 1940, recorded in the R.M.C. Office for Greenville County, South Carolina in Plat Book K, Page 35, and having according to said Plat the following metes and bounds, to-wit:

BEGINNING at an iron pin on the Southwestern side of Laurens Road, joint front corner of Lots Nos. 19 and 20, said iron pin being 75 feet in a Northwesternly direction from Laurens Road and Waite Street, and running thence with the line of Lot No. 19, S. 16-11 W., 212.2 feet to an iron pin on the Northwestern side of an alley; thence running with the Northwestern side of said alley, N. 73-49 W. 70 feet to an iron pin; thence with the line of Lot No. 21, N. 16-11 E., 239.4 feet to an iron pin on the Southwestern side of Laurens Road; thence running with the Southwestern side of Laurens Road, S. 52-32 E. 75 feet to the point and place of beginning.

ALSO ALL that piece, parcel or lot of land situate, lying and being in the State of South Carolina, County of Greenville, City of Greenville, on the Southwestern side of Laurens Road, U.S. Highway 276, being shown and designated as Lot No. 19, Block B, on a Plat of EASTHIGHLANDS ESTATES made by Dalton & Neeves Co., dated April, 1940, recorded in the R.M.C. Office for Greenville County, South Carolina in Plat Book K, Page 35, and having according to said plat the following metes and bounds, to-wit:

BEGINNING at an iron pin on the Southwestern side of Laurens Road, corner of Laurens Road and Wait Street, and running thence N. 52-32 W. 75 feet to an iron pin, corner of Lots No. 19 and 20 and running thence with the common line of said lots S. 16-11 W. 212.2 feet to an iron pin on the Northwestern side of an alley; thence running with the Northwestern side of said alley, S. 73-49 E., 70 feet to an iron pin on Wait Street; thence running with Wait Street N. 16-11 E. 185 feet to the point and place of beginning.



5.28.00

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.

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