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GREENVILLE CO. S. C.

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STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

APR 21 11 03 AM '75 MORTGAGE OF REAL ESTATE

DONNIE S. TANKERSLEY
R.M.C. TO ALL WHOM THESE PRESENTS MAY CONCERN.

WHEREAS, Pete Zaharopoulos and Nelson Chulkas

(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-five Thousand and no/100-----
-----Dollars, \$ 75,000.00-- due and payable
all interest due six (6) months from date, first payment is due seven (7) months from date in the amount of Eight Hundred Ninety-six and 31/100 (\$896.31) and a like amount each month thereafter until paid in full

with interest thereon from date at the rate of 10 per centum per annum, to be paid: as above

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, Township of Greenville, on the north side of Cedar Lane Road known and designated as Lot #7 of the property of Sallie Mae Lansford, according to a survey and plat made by Pickell and Pickell, Engineers, dated April 2, 1947, and revised May 12, 1949, and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the north side of Cedar Lane Road at the southwest corner of the Shipman lot and running thence with the line of the Shipman lot N. 11-03 W. 150 feet to point in the line of lot #8; thence with line of lot #8 N. 78-49 W. 65.3 feet to an iron pin; thence N. 10-50 E. 55.3 feet to pin on the south side of an alley; thence with said alley N. 79-31 W. 39 feet to an iron pin; thence S. 10-19 W. 204.6 feet to pin on the north side of Cedar Lane Road; thence along the north side of said road S. 78-37 E. 102 feet to the beginning corner.

ALSO: All that certain piece, parcel or lot of land in Greenville County, State of South Carolina, in Hill Street being known and designated as Lot #8 on plat of property of Sallie Mae Lunsford made by Pickell and Pickell, Engineers, dated April 2, 1947, and revised May 12, 1949, and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at a point on the west side of Hill Street on the south side of an alley and running thence with said alley N. 79-31 W. 150 feet to corner of Lot #7; thence with line of Lot #7 S. 10-50 W. 55.3 feet to an iron pin; thence S. 78-48 E. 150 feet to pin on the west side of Hill Street; thence with Hill Street N. 10-50 E. 57.2 feet to the beginning corner.

ALSO: ALL that piece, parcel or lot of land in Greenville Township, Greenville County, State of South Carolina, on the Northwest corner of Cedar Lane Road and Hill Street, near the City of Greenville being described as follows:

BEGINNING at an iron pin at the Northwest corner of the intersection of Cedar Lane Road and Hill Street, and running thence along the line of Hill (Alamo) Street N. 9 3/4 E. 150 feet to an iron pin on the West side of Hill Street; thence N. 80-3/4 W. 100 feet to a stake; thence S. 9-3/4 W. 150 feet to a stake on the North side of Cedar Lane Road; thence along the line of Cedar Lane Road, S. 80-3/4 E. 100 feet to the beginning corner.

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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