

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

RECORDED
10 55 1976
R.M.C.

MORTGAGE OF REAL ESTATE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

6872000

WHEREAS, LYNN M. STOKES AND RITA P. STOKES

(hereinafter referred to as Mortgagor) is well and truly indebted unto THOMAS G. BIKAS

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(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

One Thousand Fifty and No/100-----

----- Dollars (\$ 1,050.00) due and payable

within twelve (12) months from date with payments being made quarterly

250 AS

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

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:

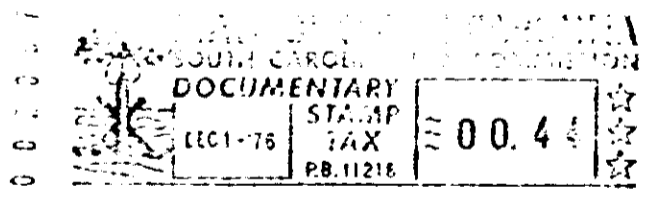
NOW, KNOW ALL MEN, That the Mortgagor, in consideration of the aforesaid debt, and in order to secure the payment thereof, and of any other and further sums for which the Mortgagor may be indebted to the Mortgagee at any time for advances made to or for his account by the Mortgagee, and also in consideration 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, being on the southwestern side of Hampton Avenue, being shown as Lot 3, Block 1, Page 23 of the City Block Book, being more particularly described as follows:

BEGINNING at an iron pin on the southwestern side of Hampton Avenue which is 116 feet, more or less, from the corner of Lloyd Street and Hampton Avenue and running thence with the southwestern side of Hampton Avenue N. 40 W., 52 feet, more or less, to an iron pin; thence S. 40-1/2 W., 116 feet, more or less, to a point in line of lot now or formerly owned by T. M. Pickens; thence with the line of said Lot S. 44-1/2 E., 52 feet, more or less, to pin; thence N. 40-1/2 E., 110 feet, more or less, to the point of beginning.

This is the same property conveyed to the mortgagors by deed of Thomas G. Bikas, recorded December 1, 1976, in the R.M.C. Office for Greenville County in Deed Book 1047, Page 57.

This mortgage is junior in lien to that certain mortgage executed in favor of Family Federal Savings & Loan Association in the original amount of \$8,400.00 dated November 30, 1976, recorded December 1, 1976, in the R.M.C. Office for Greenville County in Mortgage Book 1384, Page 219.



Together with all and singular rights, members, hereditaments, and appurtenances to the same belonging in any way incident or appertaining, and all of 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 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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