

STATE OF SOUTH CAROLINA }
COUNTY OF Greenville } GREENVILLE CO. S. C.
MORTGAGE OF REAL ESTATE
TO ALL WHOM THESE PRESENTS MAY CONCERN:

FILED
JUN 11 1 49 PM '77
DONNIE S. TANKERSLEY
R.M.C.

WHEREAS, Theodore Siachos

(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 Fourteen Thousand Four Hundred Seventy-six and 80/100-----Dollars \$ 14,476.80 due and payable in sixty (60) equal monthly installments of Two Hundred Forty-one and 28/100 Dollars (241.28) each, the first installment being due February 1, 1977, and a like amount being due each and every month thereafter until paid in full,

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with interest thereon from date at the rate of 12.50 per centum per annum, to be paid: monthly included in payment.

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:

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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, within the corporate limits of the City of Greenville, being known and designated as Lot No. 4 and a five-foot triangular strip of property known as Stone Estates according to a plat recorded in the R.M.C. Office for Greenville County in Plat Book SS at page 50 and having according to a plat of Property of Theodore Siachos prepared by J. C. Hill, Registered Land Surveyor, July 12, 1965, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the eastern side of Summit Drive at the corner of property of Stone Estates and running thence S. 80-39 E. 125.2 feet to an iron pin at the rear of Lot No. 4; running thence along the rear of Lot No. 4, N. 8-25 E. 90 feet to an iron pin at the joint rear corner of Lots Nos. 3 and 4; running thence with the joint line of said lots, N. 80-16 W. 103.1 feet to an iron pin on the eastern side of Summit Drive; running thence with the eastern side of Summit Drive, S. 18-08 W. 45 feet to a point; thence continuing with the eastern side of said Summit Drive, S. 24-12 W. 45 feet to a point; thence continuing with the eastern side of said Summit Drive, S. 28-43 W. 5 feet to the point of beginning.

THIS being the same property conveyed to Theodore Siachos by deed of Eugene Earle Stone, Jr., as successor Trustee, A.M. Stone, Eugene E. Stone, Jr., Harriet M. Stone and Ann S. Cleveland as Executors and Executrices of the Estate of Eugene Earle Stone, deceased, Harriet M. Stone as Trustee and Eugene E. Stone, III, Eugene E. Stone, Jr., Ward S. Stone, Thomas W. Miller and Eugene E. Stone of Florence, S.C., as Trustees of the Estate of T.C. Stone, deceased, dated July 15, 1965, recorded in the R.M.C. Office For Greenville County on July 21, 1965, in Deed Book 778 at page 137.

DOCUMENTARY
STAMP
TAX
\$ 05.80
PS 1230

Together with all and singular rights, members, herditaments, 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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