

105 Marchant Street, Greer, S. C. 29651

1987 818

John G. Cheros

MORTGAGE OF REAL ESTATE-- Offices of ~~XXXXXX XXXX XXXX~~ Attorneys at Law, Greenville, S. C.

FILED
GREENVILLE CO. S. C.

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DOMINE S. FANNINGSLEY
R.M.C. MORTGAGE

STATE OF SOUTH CAROLINA }
COUNTY OF GREENVILLE }

TO ALL WHOM THESE PRESENTS MAY CONCERN:

Jimmy Taleff

(hereinafter referred to as Mortgagor) SEND(S) GREETING:

WHEREAS, the Mortgagor is well and truly indebted unto Bank of Greer

(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-----

Eight Thousand and no/100----- DOLLARS (\$ 8,000.00),
with interest thereon from date at the rate of nine per centum per annum, said principal and interest to be repaid: in monthly installments of \$101.35, to be applied first to interest and then to principal, commencing February 21, 1977, and continuing on the 21st day of each month thereafter until paid in full,

DOCUMENTARY
STAMP
\$ 03.20
FEB. 11 1978

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, in the Town of Greer, in Chick Springs Township, having the following metes and bounds: Beginning at a point on Marchant St., corner of Lot #7 ; and running thence with said line 206.3 feet to another corner of Lot #7 on a ditch; thence with this ditch as a line 36.04 feet to a point; thence southward to a point on Marchant Street; thence with said Street, 36 feet to the beginning corner, being part of Lot #8 on plat of the Marchant property.

ALSO all that lot of land in said Town and Township, County and State, on the north side of Marchant Street, corner of Lot No. 6, and running thence with the line of this lot, 209.7 feet to Davenport property; thence along line of Davenport property 65.08 feet to a corner of Lot No. 8; thence along line of Lot No. 8, 206.3 feet to Marchant Street; thence with said Marchant Street 65 feet to the beginning corner, being lot No. 7 on a plat of the Marchant Place and adjoining the lot last above described.

DERIVATION: This is a portion of the property inherited by the mortgagor(s) and others through the Estate of Tony Taleff, Apt. 994, file 1, Greenville Co. Probate Court. The remaining interests in said property were conveyed to the mortgagor by deed of Hon. Frank P. McGowan, Master in Equity for Greenville County, dated January 21, 1977, recorded in Book 1050 at page 18, on January 25, 1977, and the deed of Alexandra T. Crossland dated January 21, 1977, recorded in Book 1050 at page 22 on January 25, 1977.

Together with all and singular the rights, members, hereditaments, and appurtenances to the same belonging or 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 and any other equipment or 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.

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