

part thereof be placed in the hands of an attorney at law for collection by suit or otherwise, all costs and expenses incurred by the Mortgagee, and attorney's fees in the amount of 15% of the amount sued for, claimed or sought to be protected are hereby fixed; shall then become due and payable immediately or upon demand, at the option of the Mortgagee, as a part of the debt secured hereby, and may be recovered and collected hereunder.

(7) That the Mortgagor shall hold and enjoy said premises above conveyed until there is a default under this mortgage or on the Note secured hereby. It is the true meaning of this instrument that if the Mortgagor shall perform all the terms, conditions and covenants of the mortgage, and of the Note secured hereby, then this mortgage shall be utterly null and void; otherwise to remain in full force and effect, with full virtue.

(8) That the covenants herein shall bind, and the benefits and advantages shall inure to the respective heirs, executors, administrators, successors and assigns of the parties hereto. Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

WHEREAS, it is hereby understood and agreed by and between the parties hereto that this obligation is in the nature of a second mortgage or lien on the mortgaged premises; the first mortgage or lien having been granted by George J. Tzouvelekas in favor of Central Realty Corporation under date of April 25, 1961, in the amount of \$24,000.00, said mortgage recorded in Mortgage Book No. 856, page 77; which obligation was assumed by Mortgagor herein in the conveyance of said property to her by George J. Tzouvelekas by Deed of August 6, 1962, registered in Deed Book No. 705, page 171, Records of R.M.C. Office, Greenville County, S. C.

WITNESS the Mortgagor's Hand and Seal, this 1st day of April, 1977.

SIGNED, SEALED AND DELIVERED IN THE PRESENCE OF:

Philip S. Finn Jr.
Philip S. Finn Jr.
Irene Sarides Tzouvelekas
Mrs. Irene Sarides Tzouvelekas
XXXXXX
Eric Paige
NOTARY PUBLIC FOR SOUTH CAROLINA
My Commission expires October 20, 1982

PROBATE

STATE OF SOUTH CAROLINA)
COUNTY OF GREENVILLE)

Personally appeared before me the undersigned and made oath that he saw the within named Mortgagor sign, seal and as her act and deed deliver the within instrument and that he with the other witness subscribed above, witnessed the execution thereof.

SWORN TO AND SUBSCRIBED BEFORE ME
THIS 1st DAY OF APRIL, 1977

Philip S. Finn Jr.
Philip S. Finn Jr.

Eric Paige
Notary Public for South Carolina
My Commission Expires: Aug. 24, 1983

NOTARY PUBLIC FOR SOUTH CAROLINA
My Commission Expires October 3, 1982

Recorded April 4, 1977
at 12:09 P.M. 26367

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