

STATE OF SOUTH CAROLINA
COUNTY OF Greenville

FILED
GREENVILLE CO. S. C.
MORTGAGE OF REAL ESTATE
FEB 12 3 38 PM '77
TO ALL WHOM THESE PRESENTS MAY CONCERN:
DONNIE S. TANKERSLEY
R.M.C.

BOOK 1393 PAGE 672

WHEREAS, Nick Karayannis

(hereinafter referred to as Mortgagor) is well and truly indebted unto
First-Citizens Bank and Trust Company of South Carolina

(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 Thirty-one Thousand One Hundred Sixty-seven and no/100-----Dollars (\$ 31,167.00) due and payable

in sixty (60) equal monthly installments of Five Hundred Nineteen and 45/100 (\$519.45) Dollars each, the first installment being due May 16, 1977, and a like amount each month thereafter until paid in full

with interest thereon from date at the rate of 12.50 percent annual percentage rate.

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, on the southeastern side of South Pleasantburg Drive (S.C. Highway 291), being shown and designated as a portion of Lots 29 and 30 on plat entitled "Portion of Paramount Park" by Campbell & Clarkson dated July 16, 1971, and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the southeastern side of South Pleasantburg Drive, which iron pin is located a distance of 25 feet S. 46-41 W. from the northeastern corner of Lot 31, Paramount Park Subdivision; thence from said point of beginning running with the right-of-way of South Pleasantburg Drive S. 46-41 W. 100 feet to an iron pin; thence S. 43-15 E. 126 feet to an iron pin in the line of Lot 40; thence N. 46-45 E. 100 feet to an iron pin in the line of Lot 39; thence N. 43-15 W. 126.07 feet to an iron pin on the southeastern side of South Pleasantburg Drive at the point of beginning; being the same conveyed to Five Forks Enterprises, Inc. by deed dated September 28, 1971, by Vivian B. Chapman, and recorded in the R.M.C. Office for Greenville County in Deed Volume 926 at page 493. This also being the property conveyed to Nick Karayannis by deed of Five Forks Enterprises, Inc. recorded in the R.M.C. Office for Greenville County March 13, 1973, in Deed Book 969 at page 631.

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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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