

P.O. Box 10148
Greenville, S.C. 29603

GREENVILLE CO. S.C.

APR 21 9 57 AM '78

1429

DONNIE S. TANNERLEY
A.M.D.

First Mortgage on Real Estate

MORTGAGE

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

TO ALL WHOM THESE PRESENTS MAY CONCERN: IRENE S. TZOUVELEKAS

, X

~~XXXXXXXXXXXX~~

~~XXXXXX State XXXX~~

, (hereinafter referred to as Mortgagor)

SEND(S) GREETING:

WHEREAS, the Mortgagor is well and truly indebted unto CAROLINA FEDERAL SAVINGS AND LOAN ASSOCIATION OF GREENVILLE, Greenville, S. C., (hereinafter referred to as Mortgagee) as evidenced by the Mortgagor's promissory note(s) of even date herewith, the terms of which are incorporated herein by reference, in the sum of TWENTY TWO THOUSAND, FIVE HUNDRED and No/100 DOLLARS (\$ 22,500.00), with interest thereon as provided in said promissory note(s), said principal and interest to be paid therein stated, and

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 purpose, and

WHEREAS, the unpaid balance of said debt or debts, if not sooner paid, shall be due and payable

April 1, 1990 .

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 to secure the performance of all covenants, conditions, stipulations and agreements contained herein and/or in any other document given by the Mortgagor to the Mortgagee in connection therewith, 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 piece, parcel or lot of land, with all improvements thereon, or hereafter constructed thereon, situate, lying and being on the western edge of 291 By-Pass (also known as North Pleasantburg Drive), Greenville County, South Carolina, as shown on a plat entitled "Property of Irene S. Tzouvelekas and George J. Tzouvelekas", dated April 19, 1978, by Carolina Surveying Company, and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at a point located S. 8-47 E. 399.5 feet from the southwestern point of intersection of East North Street with 291 By-Pass, and running thence with the western edge of 291 By-Pass, S. 8-47 E. 25 feet to a point; thence S. 81-13 W. 70.5 feet to a point; thence N. 8-47 W. 25 feet to a point; thence N. 81-13 E. 70.5 feet to the point of beginning.

This is a portion of that property conveyed to the mortgagor herein by deed of Mrs. Alma B. Green, dated August 26, 1969, and recorded September 8, 1969; and by deed of George J. Tzouvelekas, dated December 10, 1975, and recorded December 12, 1975. Said former deed is recorded in Greenville County Deed Book 875 at Page 343; and said latter deed is recorded in Greenville County Deed Book 1028 at Page 613.

It is the intention of this mortgage to place a first lien on the above referred to property which includes a building presently used as a liquor store and a storage room located immediately to the rear thereof. It is not the intention of this mortgage to place a lien upon the L-shaped office building, a portion of which is to the rear of the aforementioned storage room.

THE ABOVE REFERRED to plat is recorded in Greenville County Plat Book 6-p at Page 17.

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GREENVILLE COUNTY S.C.

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