

P.O. Box 7777
Greenville, S.C. 29616
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CO. S.C.
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HARRISLEY

V.L. 1411 MAR 144

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

**MORTGAGE OF REAL ESTATE
TO ALL WHOM THESE PRESENTS MAY CONCERN:**

WHEREAS, ANDREW K. DEMOS AND SOULA A. DEMOS,
(hereinafter referred to as Mortgagor) is well and truly indebted unto T. C. HOOPER AND FRANCES S. HOOPER,

(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 Twenty-Six Thousand Eight Hundred Forty-Four and 41/100

----- Dollars (\$ 26,844.41) due and payable
according to the terms of that certain promissory note of even date herewith

with interest thereon from _____ date _____ at the rate of nine (9%) per centum per annum, to be paid: with the principal.

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 Gantt Township, and being known and designated as a portion of Tract 2 according to a plat of J. H. Ware Estate recorded in the RMC Office for Greenville County in Plat Book A at page 170 and also being known and designated as the property of Andrew K. Demos and Soula A. Demos on a plat made by Freeland & Associates dated August 13, 1979, to be recorded herewith, and having, according to said recent plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the western side of White Horse Road at the joint front corner of the property described herein and the property identified as B 3.2 - 5 - 14.2 in the records of the Block Book Department of Greenville County and running thence with the joint line of said lots S. 57-31 W. 197.4 feet to an iron pin; thence N. 38-00 W. 207.5 feet to an iron pin on the south side of Saluda Lake Road; thence with the said Saluda Lake Road N. 84-36 E. 235.3 feet to an iron pin at the intersection of said road with White Horse Road; thence with White Horse Road S. 36-08 E. 100 feet to the point of beginning.

The above-described property is the same acquired by the Mortgagors by deed from the Mortgagees dated August 14, 1979, to be recorded herewith.

This mortgage is a second mortgage and is junior in priority to that certain mortgage held by Fidelity Federal Savings & Loan Association dated August 14, 1979 to be recorded herewith.

TOGETHER WITH ALL AND SINGULAR RIGHTS, MEMBERS, HEREDITAMENTS, AND APPURTENANCES TO THE SAME BELONGING 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 NOW OR HEREAFTER ATTACHED, CONNECTED, OR FITTED THERETO IN ANY MANNER; IT BEING THE INTENTION OF THE PARTIES HERETO THAT ALL 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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