

STATE OF SOUTH CAROLINA }
COUNTY OF GREENVILLE }

RECORDED
S. C.
OCT 10 1980
MERSLEY

MORTGAGE OF REAL ESTATE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, Ted SIACHOS

(hereinafter referred to as Mortgagor) is well and truly indebted unto WARD S. STONE of 903 North Main St, Greenville, SC 29609

(hereinafter referred to as Mortgagee) as evidenced by the Mortgagor's promissory note of ever date herewith, the terms of which are incorporated herein by reference, in the sum of Thirty-one thousand Five-hundred and no/100-----

-----Dollars (\$31,500.00) due and payable

Principle and Interest on December 6, 1980

with interest thereon from August 6, 1980 at the rate of 10% per centum per annum, to be paid: principal and interest due December 6, 1980

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.

All that certain piece, parcel, or lot of land situate, lying and being in the State of South Carolina, County of Greenville, at the southwestern corner of Otis and Elm Streets in the City of Greenville, and having the following metes and bounds, to-wit:

BEGINNING at an iron pin at the southwest corner of Otis and Elm Streets and running thence with the western side of Elm Street, S. 36-15 E. 58 feet to the corner of Lot No. 2; thence with the line of said lot, S. 65-33 W. 106.1 feet to an iron pin, corner of lot sold to Mrs. Corinne Bates; thence with line of said lot, N. 21-15 W. 65.8 feet to an iron pin on Otis Street; thence with the southern side of Otis Street, N. 71-35 E. 91 feet to the beginning corner; being the same conveyed to me by Benjamin K. Norwood by deed dated November 24, 1954 and recorded in the RMC Office for Greenville County in Deed Vol. 513 at page 46.

This conveyance is made subject to any restrictions or easements that may appear of record, on the recorded plat(s), or on the premises.

Derivation: This is the identical property conveyed to Ted Siachos by Deed of Ward S. Stone to Ted Siachos, dated and recorded concurrently 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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