

Arlington Rural Station, Greer, S. C. 29651

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GREENVILLE CO. S. C.

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STATE OF SOUTH CAROLINA  
COUNTY OF GREENVILLE

3 18 AM '80

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

SONNIE LANAERSLEY  
R.H.C.

WHEREAS, GUS SANOULIS, JOHN SANOULIS AND ELIE THEOKLITOS AND JIMMY SANOULIS

(hereinafter referred to as Mortgagor) is well and truly indebted unto JERRY L. LEOPARD

(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-THREE THOUSAND SEVEN HUNDRED FORTY-ONE AND 87/100 -----Dollars (\$ 33,741.87 ) due and payable

IN EQUAL monthly installments of Three Hundred Ninety-Four and 46/100 (\$394.46) Dollars per month for a period of Fourteen (14) years beginning on November 1, 1980 and continuing monthly until paid in full.

with interest thereon from October 23, 1980 the rate of 11% per centum per annum, to be paid: AS SET OUT ABOVE.

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 piece, parcel or tract of land, containing 4.79 acres, more or less, situate, lying and being in the County of Greenville, State of South Carolina, near Taylors, on Brushy Creek Road, and being shown and designated as Tract No. 1 on Plat entitled Survey of A. A. Leopard Property, prepared by Wolfe & Huskey, Inc., Engineering and Surveying, dated March 1, 1977 and recorded in the RMC Office for Greenville County, S. C. in Plat Book 7-L, at Page 50 and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the southern side of Brushy Creek Road at the joint front corner of Lots No. 1 and 2 and running thence with the line of Lot No. 2 S. 37-49 E. 516.6 feet to an iron pin at the joint rear corner of Lots No. 1 and 2; thence with the rear line of Lot No. 1 the following courses and distances: S. 63-00 W. 429.5 feet to an iron pin; N. 80-56 W. 24.8 feet to an iron pin; N. 69-26 W. 103.7 feet to an iron pin in the line of property now or formerly of Sam Davis; thence with the line of property now or formerly of Sam Davis the following courses and distances: N. 37-44 E. 10 feet to an iron pin; N. 70-58 W. 214 feet to an iron pin on the southern side of Brushy Creek Road at the joint corner of the premises herein described and property now or formerly of Sam Davis; thence with the southern side of Brushy Creek Road N. 38-18 E. 618.4 feet to the point of beginning.

Derivation: Deed Book 1136, Page 73 - Richard R. Bailey and Judy M. Bailey 10/23/80

IT IS expressly understood and agreed by all parties hereto that the Mortgagors have the right to repay this Mortgage in full at anytime without penalty.

STATE OF SOUTH CAROLINA  
COUNTY OF GREENVILLE  
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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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