

210 E Park St
CITY

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

GRANTED FILED
APR 30 4 57 PM '81
DONALD LEAFERSLEY
R.M.C.

MORTGAGE OF REAL ESTATE

BOOK 1539 PAGE 739

TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, Sotirios D. Basilakos

(hereinafter referred to as Mortgagor) is well and truly indebted unto

Greenville Realty & Development Company and Property Finders, Incorporated

(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 Three Thousand Five Hundred and No/100

Dollars (\$ 3,500.00) due and payable

on or before one year from date, with no penalty for prepayment

with interest thereon from date at the rate of 12.0 per centum per annum, to be paid:

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 on the corner of Sutherland Hill Road and Broadford Drive being shown as Lot No. 161 on plat entitled "Del Norte Estates" recorded in the RMC Office for Greenville County in Plat Book WW, Pages 32 and 33 and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin at the joint front corner of Lots 161 and 162 on the northern side of Sutherland Hill Road and running thence N. 38-23 E., 147.77 feet to a point in the rear line of Lot 168; thence S. 51-27 E., 95 feet to a point on Broadford Road; thence S. 36-51 W., 45.7 feet; thence S. 36-42 W., 89.5 feet; thence along the curve of Broadford Road, the chord of which is S. 86-06 W., 32.49 feet; thence N. 44-30 W., 75 feet to the point of beginning.

This conveyance is made subject to all easements, restrictions, rights of way, zoning ordinances that may appear of record or on the premises.

This is the same property conveyed to the mortgagor herein by deed of Betty H. Garrett dated April 30, 1981, and recorded April 30, 1981, in the RMC Office for Greenville County in Deed Book 1147, Page 208.

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.

4.000 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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