

STATE OF SOUTH CAROLINA }
COUNTY OF GREENVILLE }

MAY 31 10 55 AM '82
WALTERSLEY
INC

MORTGAGE OF REAL ESTATE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, Mary L. Poulos

(hereinafter referred to as Mortgagor) is well and truly indebted unto The City of Greenville, a municipal corporation, Post Office Box 2207, Greenville, South Carolina 29602

(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 TWO Thousand Seven Hundred Fifteen and No/100-----

Dollars (\$ 2,715.00) due and payable

in 102 consecutive monthly installments of \$27.78 on the 15th day of each month commencing August 15, 1982, with a final payment of \$27.75.

with interest thereon from August 15, 1982 at the rate of 1% 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, City of Greenville situate on the Northwest side of Barrett Street, known and designated as Lot No. 25 on plat of property of Marshall Estate, made by Delton & Neves, Engineers, May, 1932, and having, according to said plat which is recorded in the RMC Office for Greenville County, S. C., in Plat Book H, at page 253, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the Northwest side of Barrett Street at the joint corner of Lots 24 and 25, and running thence with the joint line of said lots N. 66-12 W. 135.2 feet to an iron pin in the rear line of Lot No. 29; thence with the rear of Lots 28 and 29, N. 31-44 E. 50.35 feet to an iron pin at the rear corner of Lots 25 and 26; thence with the joint line of the last mentioned lots S. 66-12 E. 132 feet to an iron pin on the Northwest side of Barrett Street; thence with the Northwest side of Barrett Street S. 28-05 W. 50 feet to the beginning corner.

THIS property is known and designated as Block Book No. 12-1-24.7

BEING the same property conveyed to Mary L. Poulos by deed of S. M. Beattie; recorded in the RMC Office for Greenville County in Deed Book 256 page 154 on August 31, 1943.

THIS mortgage is junior and subordinate to a mortgage executed by Mary L. Poulos and John G. Poulos to the South Carolina National Bank of Charleston; recorded in REM Book 1158 page 65, on June 15, 1970.

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 such 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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