

417 Mc New St  
Bille, SC

STATE OF SOUTH CAROLINA }  
COUNTY OF GREENVILLE }

FILED  
GREENVILLE CO. S.C.  
MORTGAGE OF REAL ESTATE

BOOK 1582 PAGE 254

OCT 1 4 43 PM '82  
TO ALL WHOM THESE PRESENTS MAY CONCERN:  
DONNIE S. TANKERSLEY  
R.M.C.

WHEREAS, ST. GEORGE GREEK ORTHODOX CHURCH GROUP,  
(hereinafter referred to as Mortgagor) is well and truly indebted unto REX O'STEEN CHEVROLET, INC.,

(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 Forty Thousand and No/100-----  
Dollars (\$ 40,000.00 ) due and payable

in full on or by October 15, 1982

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

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

All that tract or lot of land in the City of Greenville, County of Greenville, State of South Carolina and being designated as Lot No. 30 of Block 1, Sheet 12 of the Greenville County Tax Maps and being shown on a plat of the property of Alice B. Kelley made by Carolina Engineering and Surveying Company on April 24, 1968, recorded in Plat Book YYY at page 147 in the R.M.C. Office for Greenville County, South Carolina, and having according to said plat the following metes and bounds, to-wit:

BEGINNING at an iron pin on the northern side of Marshall Avenue and running thence S. 66-47 W. 65 feet to an iron pin; thence with the eastern corner of the intersection of Marshall Avenue and North Academy Street, the chord being N. 3-57 W. 14 feet to an iron pin on North Academy Street; thence N. 44-55 E. 72 feet to an iron pin on North Academy Street; thence N. 48-41 E. 75 feet to an iron pin on North Academy Street; thence S. 66-08 E. 10.4 feet to an iron pin; thence S. 22-23 W. 147 feet to an iron pin on Marshall Avenue, the point of beginning.

ALSO: All that piece, parcel or lot of land situate, lying and being in the City of Greenville, County of Greenville, State of South Carolina, being designated as Lot No. 31 of Block 1, Sheet 12 of the Greenville County Tax Maps, and having, according to plat made by Carolina Engineering and Surveying Company, dated November 16, 1968, recorded in the R.M.C. Office for Greenville County, South Carolina, in Plat Book ZZZ at page 97, the following courses and distances, to-wit:

BEGINNING at a point on the Northeast side of Marshall Avenue and running thence N. 22-23 E. 147 feet to a point; thence S. 66-08 E. 46 feet to a point; thence S. 22-46 W. 146.5 feet to a point on Marshall Avenue; thence N. 66-47 W. 45 feet to the point of beginning.

ALSO: All that certain piece, parcel or lot of land, situate, lying and being on the Northern side of Marshall Avenue, said lot adjoining lands now or formerly owned by Mrs. B. J. Poole, George Norris, Harry Shannonhouse, et al, and being designated as Lot No. 32 of Block 1, Sheet 12 of the Greenville County Tax Maps, and being known as a portion of Lot No. 10 on a plat made by J. N. Southern, Surveyor, dated December 14, 1887, and recorded in Plat Book TT at Page 649, and being described as follows:

(DESCRIPTION CONTINUED ON PAGE THREE)

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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