

State of South Carolina

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BOOK 1583 PAGE 352
Mortgage of Real Estate



County of GREENVILLE DONNIE TANKERSLEY R.M.C

THIS MORTGAGE made this 15th day of October, 19 82,

by Leon Kazian and Anahid Kazian

(hereinafter referred to as "Mortgagor") and given to SOUTHERN BANK & TRUST CO.

(hereinafter referred to as "Mortgagee"), whose address is 306 E. North Street, Greenville, S.C.

WITNESSETH:

Leon Kazian and Anahid Kazian

THAT WHEREAS, Leon Kazian and Anahid Kazian is indebted to Mortgagee in the maximum principal sum of Twenty Seven Thousand Six Hundred and No/100 Dollars (\$ 27,600.00), which indebtedness is evidenced by the Note of Leon Kazian and Anahid Kazian of even date herewith, said principal together with interest thereon being payable as provided for in said Note, the final maturity of which is October 14, 1983 after the date hereof, the terms of said Note and any agreement modifying it are incorporated herein by reference.

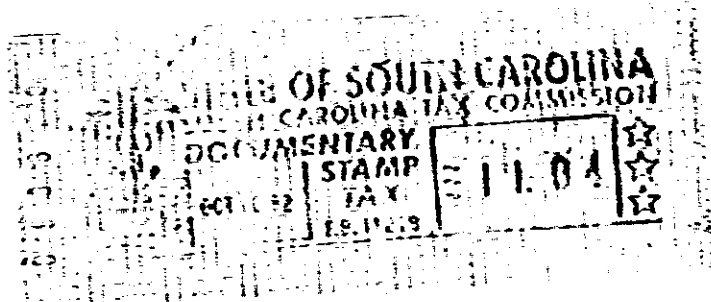
NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS that the said Mortgagor, for and in consideration of the aforesaid indebtedness and in order to secure the payment thereof together with any renewals or extensions or modifications thereof upon the same or different terms or at the same or different rate of interest and also to secure in accordance with Section 29-3-50, as amended, Code of Laws of South Carolina (1976): (i) all future advances and readvances that may subsequently be made to Mortgagor by Mortgagee evidenced by the aforesaid Note, or by other promissory notes, and all renewals and extensions thereof; and (ii) all other indebtedness of Mortgagor to Mortgagee, now or hereafter existing, whether direct or indirect, the maximum amount of all indebtedness outstanding at any one time secured hereby not to exceed \$ 27,600.00 plus interest thereon, all charges and expenses of collection incurred by Mortgagee including court costs and reasonable attorney's fees, has granted, bargained, sold, released and by these presents does grant, bargain, sell and release unto the Mortgagee, its successors and assigns, the following described property:

ALL that piece, parcel or lot of land in Greenville Township, Greenville County, State of South Carolina, City of Greenville, on the south side of Pettigru Street, to-wit:

BEGINNING at an iron pin on south side of Pettigru Street, joint front corner of Lots 2 and 3, said pin being 449.7 feet east from the southeast corner of the intersection of Pettigru Street and Boyce Avenue and running thence with the South side of Pettigru Street N. 76-55 E. 22 feet to a bend in said street; thence continuing with Pettigru Street N. 55-14 E. 33.6 feet to a stake at joint front corner of Lots 3 and 4; thence with the line of Lot No. 4 S. 15-16 E. 195.7 feet to an iron pin; thence S. 56-20 W. 33.6 feet to an iron pin; thence S. 76-55 W. 21.8 feet to an iron pin at joint corner of Lots 2 and 3; thence with line of Lot No. 2 N. 15-20 W. 195.1 feet to an iron pin on south side of Pettigru Street, the beginning corner and is shown as lot #3 on plat recorded in Plat Book C page 30.

This being the same property conveyed to Mortgagor by deed of Frenchie Cason King of even date to be recorded herewith.

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TOGETHER with all and singular rights, members, hereditaments and appurtenances belonging or in any way incident or appertaining thereto; all improvements now or hereafter situated thereon; and all fixtures now or hereafter attached thereto (all of the same being deemed part of the Property and included in any reference thereto);

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