

Route 3, Box 815 Shallotte, N. C. 28459

MORTGAGE OF REAL ESTATE - Offices of John G. Cheros, Attorney at Law, Greenville, S. C.

SEP 16 1983

FILED
GREENVILLE

SEP 17 12 30 PM '83

STATE OF SOUTH CAROLINA }
COUNTY OF GREENVILLE }

MORTGAGE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

Gus Sanoulis and Catherine Sanoulis

(hereinafter referred to as Mortgagor) SEND(S) GREETING:

WHEREAS, the Mortgagor is well and truly indebted unto Gladys T. Lutz

(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 Seventy Thousand and no/100

----- DOLLARS (\$ 70,000.00),
with interest thereon from date at the rate of ^{note} sec per centum per annum, said principal and interest to be repaid:

As set out in note of even date

RECEIVED
MORTGAGEE
\$ 70,000.00
SEP 17 1983

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 lot of land lying in the State of South Carolina, County of Greenville, shown as Lot 160 on plat of Coach Hills, recorded in Plat Book 4X at pages 85 and 86 and having such courses and distances as will appear by reference to said plat.

Being the same property conveyed by Gladys T. Lutz by deed recorded herewith.

Mortgagors may prepay in whole or in part at any time without penalty.

Notwithstanding anything contained herein to the contrary, mortgagee agrees to allow mortgagors to allow John Saroulis to assume this loan anytime after two years from date provided all payments are made on time.

As an addendum to Paragraph 3 herein, if more than fifty per cent of the house on the subject property is destroyed by fire or other casualty, the full balance of this loan shall become due and payable at the option of the mortgagee. In the event the house on the subject property is less than fifty per cent destroyed by fire or other casualty mortgagee agrees to allow mortgagors to restore said house and to turn the proceeds over to the mortgagors in direct proportion of restoration progress.

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Together with all and singular the rights, members, hereditaments, and appurtenances to the same belonging or 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 and any other equipment or 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.

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