

STATE OF SOUTH CAROLINA }
COUNTY OF GREENVILLE }

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

Mortgagee's Address:
P.O. Box 6807
Greenville, SC 29606

MAR 14 3 45 PM '84 BY WHOM THESE PRESENTS MAY CONCERN:

DONNIE S. TANKERSLEY
R.H.C.

WHEREAS, DOROTHEA D. PETROPOULOS,

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

(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 One Hundred Thirty Five Thousand and NO/100----- Dollars (\$135,000.00) due and payable

PER TERMS OF PROMISSORY NOTE OF EVEN DATE

with interest thereon from date at the rate of 15.0% per annum ~~per annum~~ to be paid: per terms of note

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 Northeastern side of Northside Circle, and being known and designated as Lot No. 15 as shown on plat of Northside Heights recorded in the RMC Office for Greenville County, South Carolina, in Plat Book MM at Page 89, and having, according to said plat, the following metes and bounds:

BEGINNING at an iron pin on the Northeastern side of Northside Circle at the joint front corner of Lots Nos. 15 and 16, and running thence along said Circle, N. 34-26 W. 115.5 feet to an iron pin; thence N. 50-35 E. 125 feet to an iron pin; thence S. 39-25 E. 115 feet to an iron pin; thence along the joint line of Lots Nos. 15 and 16, S. 50-35 W. 135 feet to the point of beginning.

This is the same property conveyed to Johnny James Petropoulos and Dorothea D. Petropoulos by Deed of Levis L. Gilstrap, dated April 5, 1966, and recorded in the RMC Office for Greenville County, South Carolina, in Deed Book 795 at Page 473, on April 6, 1966; subsequently, the said Johnny James Petropoulos conveyed his one-half (1/2) undivided interest in and to the subject property to the Mortgagor herein by Deed dated October 6, 1972, and recorded in the RMC Office for Greenville County, South Carolina, in Deed Book 957 at Page 256 on October 6, 1972.

*the term note as used in this mortgage shall include that certain Guaranty Agreement dated March 14, 1984, and given by Dorothea D. Petropoulos and Johnny J. Petropoulos to Community Bank.

STATE OF SOUTH CAROLINA
SOUTH CAROLINA TAX COMMISSION
DOCUMENTARY
MARCH 14 1984
STAMP TAX \$ 54.00

2 MR14 84 462

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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