

STATE OF SOUTH CAROLINA }
COUNTY OF GREENVILLE }

MORTGAGE OF REAL ESTATE VOL 1695 PAGE 542

FILED ALL WHOM THESE PRESENTS MAY CONCERN:
GREENVILLE CO. S.C.

DEC 21 11 18 AM '84

WHEREAS, Ted Siachos and Marsha Siachos
DONNIE S. B. EASLEY

(hereinafter referred to as Mortgagor) is well and truly indebted to B.M.C. First-Citizens 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 Fourty Thousand and no/100-----

-----Dollars (\$40,000.00) due and payable

in 84 equal monthly installments of \$753.72 monthly beginning February 4, 1985 untill paid in full.

with interest thereon from Date at the rate of 14 per centum per annum, to be paid: Monthly

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:

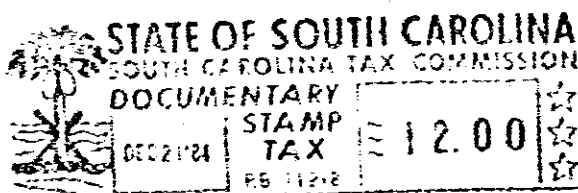
NOW, KNOW ALL MEN, That the Mortgagor, in consideration of the aforesaid debt, and in order to secure the payment thereof, and of any other and further sums for which the Mortgagor may be indebted to the Mortgagee at any time for advances made to or for his account by the Mortgagee, and also in consideration 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, being a portion of the property formerly of J. R. West, a plat of which is recorded in the R.M.C. Office for Greenville County, South Carolina, in Plat Book D at Page 317 and having according to a plat of property of Raymon R. Finch, by the Piedmont Engineering Service, dated October 13, 1960, recorded in the R.M.C. Office for Greenville County, South Carolina in Plat Book UU at Page 107, the following metes and bounds, to wit:

BEGINNING at an iron pin on the northern side of Easley Bridge Road at the northwestern corner of the intersection of Easley Bridge Road and Spring Side Avenue (formerly Fourth Avenue North or North Fourth Avenue) and running thence along the western side of Spring Side Avenue N. 16-50 W. 119.4 feet to an iron pin; thence S. 73-45 W. 116.5 feet to an iron pin; thence S. 16-51 E. 122.0 feet to an iron pin on the northern side of Easley Bridge Road; and thence along the northern side of Easley Bridge Road N. 72-38 E. 116.4 feet to the point of beginning. TOGETHER with all of the right, title and interest, if any, of the Grantor in and to the right of way for the Easley Bridge Road adjoining the property described above.

THIS is the same property conveyed to Grantor by deed of Rose Rambo December 21, 1984, in the R.M.C. Office for Greenville County, South Carolina, in Deed Book 1229, Page 445.

5071
3 DE 21 84 1072



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.

4. 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.