

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

FILED
GREENVILLE, CO. S. C.

MORTGAGE OF REAL ESTATE

MAY 22 4 43 PM '73

TO ALL WHOM THESE PRESENTS MAY CONCERN:

DONNIE S. TANKERSLEY
R.H.C.

RECEIVED
COMPLETED
File

WHEREAS, THOMAS G. BIKAS

(hereinafter referred to as Mortgagor) is well and truly indebted unto THE PEOPLES NATIONAL BANK of Greenville, South Carolina

(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 Five Thousand Nine Hundred Forty Seven and 20/100-----Dollars (\$5,947.20) due and payable in equal monthly installments of \$198.24, which amount includes interest at the rate of six per cent per annum, applied first to interest and the balance to principal, beginning July 5, 1973, and on the 5th day of each month thereafter until fully paid, except, that, if not sooner paid, the balance shall be due and payable on January 5, 1976, with the right to prepay any part or all of the balance at any time with interest thereon from date at the rate of _____ per centum per annum, to be paid:

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, City of Greenville, on the southwestern side of Hampton Avenue, being shown as Lot 3, Block 1, Page 23 of the City Block Book, being more particularly described as follows:

BEGINNING at an iron pin on the southwestern side of Hampton Avenue which is 116 feet, more or less, from the corner of Lloyd Street and Hampton Avenue and running thence with the southwestern side of Hampton Avenue, N 40 W 52 feet, more or less, to an iron pin; thence S 40-1/2 W 116 feet, more or less, to a point in line of lot now or formerly owned by T.M. Pickens; thence with the line of said lot, S 44-1/2 E 52 feet, more or less, to pin; thence N 40-1/2 E 110 feet, more or less, to the point of beginning.

Together with all and singular rights, members, herditaments, and appurtenances to the same belonging in any way incident or appertaining, and of all 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.