

FILED
GREENVILLE CO. S.C.

STATE OF SOUTH CAROLINA

13 3 45 PM

1428 749

COUNTY OF Greenville

1978

MORTGAGE OF REAL ESTATE

TO ALL WHOM THESE PRESENTS MAY CONCERN.

WHEREAS, Albert Stevens and Zepheree Stevens

hereinafter referred to as Mortgagor; is well and truly indebted unto Alex Kiriakides, Jr.
205 Sweetbriar Road
Greenville, S.C. 29607

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 Fifty-five thousand and no/100

Dollars \$ 55,000.00 due and payable in one hundred eighty (180) equal monthly installments of Five Hundred Nine and 86/100 (\$509.86) Dollars, the first payment being due May 12, 1978, and a like amount each month thereafter until paid in full

with interest thereon from date at the rate of 7 1/2 per centum per annum, to be paid: monthly included in payment.

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 East side of Augusta Street, being shown as all of Lot Number 4 and a small strip from the Northernmost side of Lot Number 3 on plat of W. A. Bates and George Brownlee, prepared by Will D. Neves, Engineer, recorded in the R.M.C. Office in Greenville County, South Carolina, in Plat Book E, Page 69, and having according to a recent plat and survey of the property of Alex A. Kiriakides, Jr., prepared by Dalton and Neves, Engineers in January, 1956, the following metes and bounds, to-wit: BEGINNING at an iron pin on the East side of Augusta Street at the joint front corner of Lots Numbers 4 and 5, and running thence along Augusta Street, S. 0-45 E. 24.05 feet to a point in the center of a 13 inch brick wall in the front line of Lot Number 3; thence through the center of said 13 inch brick wall and continuing to a point in the rear line of Lot Number 3 on the West side of an 8 foot alley, S. 78-12 E. 79 feet more or less; thence with the rear line of Lots Numbers 3 and 4 and along the Western edge of said Alley, N. 0-45 W. 23.55 feet to an iron pin at the joint rear corner of Lots Numbers 4 and 5; thence with the joint line of said lots N. 77-52 W. 79 feet to the point of beginning.

ALSO:

ALL that certain piece, parcel or lot of land in Greenville Township, Greenville County, State of South Carolina, on the Eastern side of Augusta Street, in Ward Six of the City of Greenville, being known and designated as Lot 5, on plat of W. A. Bates and George Brownlee made by W. D. Neves on January 26, 1913, recorded in Plat Book E at Page 69, and being more particularly described as follows: BEGINNING at an iron pin at the corner of Lot 4 and running thence with Augusta Street N. 0-45 W. 23.5 feet to an iron pin, corner of Lot now or formerly owned by W. A. Serrine; thence with line of the Serrine Lot, S. 78 E. 70.8 feet to an iron pin; thence S. 4 W. 3 1/2 feet to an iron pin; thence S. 48 E. 9.2 feet to an iron pin on an 8-foot alley; thence with said alley, S. 0-45 E. 19.2 feet to the corner of Lot 4; thence with the line of Lot 4, N. 78-15 W. 80 feet to the point of beginning.

THIS being the same property conveyed to Mortgagors by deed of Alex Kiriakides, Jr., recorded in the R.M.C. Office for Greenville County on 4-13-1978, in Deed Book 1077 at page 40.

THIS IS A PURCHASE MONEY MORTGAGE.

RECORDED
DOCUMENTARY
STAMP
TAX \$ 22.00

Together with all and singular rights, members, hereditaments, 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.

GCTO
1978
1330

2.5001

4328 RV-2

BR
5
2
0