

STATE OF SOUTH CAROLINA  
COUNTY OF GREENVILLE

FILED  
GREENVILLE CO. S. C.  
AUG 31 3 08 PM '81  
DONNIE S. TANKERSLEY  
R.M.C.

MORTGAGE OF REAL ESTATE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

(SECOND MORTGAGE)

WHEREAS, MYRTLE F. CHAPMAN

(hereinafter referred to as Mortgagor) is well and truly indebted unto ALEXANDROS CH SAGRIS and NIKI MU SAGRIS

(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 & No/100----- Dollars (\$ 5,000.00 ) due and payable

ON OR BEFORE January 1st, 1982

with interest thereon from \_\_\_\_\_ date \_\_\_\_\_ at the rate of 16% per centum per annum, to be paid: (with principal pyt)

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 on the southern side of Collingwood Drive (formerly Clearview Avenue) and the northern side of Richbourg Road, being shown and designated as Lot No. 33 on a plat of Morningside, made by Dalton & Neves, dated December, 1952, revised April, 1953, recorded in the R.M.C. Office for Greenville County, S. C., in Plat Book FF at pages 83, 84 and 85, and having according to said plat the following metes and bounds, to-wit:

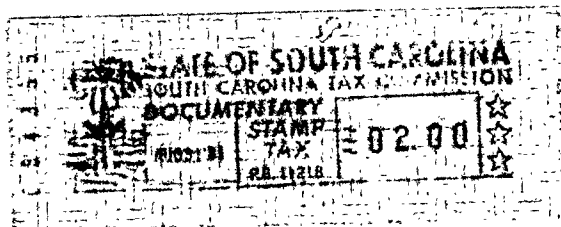
BEGINNING at an iron pin on the southern side of Collingwood Drive (formerly Clearview Avenue) at the joint corner of Lots 33 and 52 and running thence along the common line of said lots, S. 35-45 W., 115.8 feet to an iron pin; thence along the common line of Lots 33 and 34, N. 85-0 W., 105.3 feet to an iron pin on the northeastern side of Richbourg Road; thence along the said Richbourg Road, N. 18-57 W., 75 feet to an iron pin; thence N. 41-0 W., 75 feet to an iron pin; thence N. 42-20 W., 94.8 feet to an iron pin at the curve of the intersection of Richbourg Road and Collingwood Drive (formerly Clearview Avenue); thence following the curve of the said intersection, the chord of which is N. 22-10 E., 25.8 feet to an iron pin on Collingwood Drive; thence along the southern side of Collingwood Drive, N. 86-40 E., 50 feet to an iron pin; thence S. 71-17 E., 111.7 feet to an iron pin; thence S. 54-15 E., 178 feet to an iron pin, the point of beginning.

This conveyance being subject to rights of way, easements, conditions, public roads and restrictive covenants reserved on plats and other instruments of public record and actually existing on the ground affecting said property.

Being the same property conveyed by deed from Alexandros Ch Sagris and Niki Mu Sagris unto Myrtle F. Chapman, recorded in the R.M.C. Office for Greenville County, S. C. in Deed Book 154 at Page 364, recorded the 31 day of August, 1981.

This is a Second Mortgage.

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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.