

Mortgagee's Address: 925 Cleveland Street, Riverbend Apts., Apt. 173,
Greenville, S.C. 29601

STATE OF SOUTH CAROLINA

COUNTY OF GREENVILLE

MORTGAGE OF REAL ESTATE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

BOOK 1610 PAGE 85

WHEREAS, Pat C. Petrakos

(hereinafter referred to as Mortgagor) is well and truly indebted unto Beatrice S. Leister

(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 Forty Thousand and no/100

Dollars (\$40,000.00) due and payable

as per the terms of that promissory note dated June 1, 1983

with interest thereon from date at the rate of 12% 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:

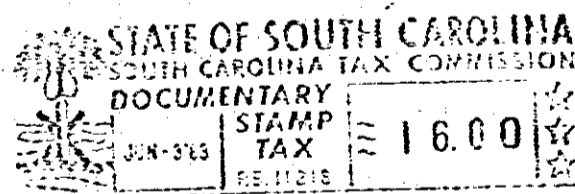
"ALL that certain piece, parcel or lot of land, with all improvements thereon, or hereafter constructed thereon, situate, lying and being in the State of South Carolina, County of Greenville

ALL that piece, parcel or lot of land situate, lying and being at the northeastern corner of the intersection of Brittany Drive and Edwards Road near the City of Greenville, County of Greenville, State of South Carolina, being known and designated as Lot No. 39, Sector I, as shown on a plat of Botany Woods prepared by Piedmont Engineering Service, dated July, 1959, and recorded in the RMC Office for Greenville County, South Carolina, in Plat Book 00 at Page 78, and having according to said plat the following metes and bounds, to-wit:

BEGINNING at an iron pin on the northern side of Edwards Road at the joint front corner of Lots Nos. 39 and 40 and running thence with the line of Lot No. 40 N. 5-20 W. 190 feet to an iron pin; thence N. 88-56 W. 167 feet to an iron pin on the eastern side of Brittany Drive; thence with the eastern side of Brittany Drive S. 0-10 E. 185 feet to an iron pin; thence with the curve of the intersection of Brittany Drive and Edwards Road, the chord of which is S. 47-40 E. 33.5 feet to an iron pin on the northern side of Edwards Road; thence with the northern side of Edwards Road N. 84-30 E. 160 feet to the point of beginning.

This being the same property conveyed to the mortgagors herein by deed of the mortgagee herein as recorded in Deed Book 1126 at Page 986 in the RMC Office for Greenville County, S.C., on June 4, 1980.

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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 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.

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