

STATE OF SOUTH CAROLINA  
COUNTY OF GREENVILLE

MORTGAGE OF REAL ESTATE  
TO ALL WHOM THESE PRESENTS MAY CONCERN

WHEREAS, I, IRENE S. TZOUVELEKAS

(hereinafter referred to as Mortgagor) is well and truly indebted unto JAMES W. STUART

(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

EIGHTEEN HUNDRED and NO/100 - - - - - Dollars (\$ 1,800.00 ) due and payable

sixty (60) days from date, with interest after maturity at the rate of six per cent (6%) per annum, to be computed and paid monthly.

~~WHEREAS~~ 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 lot of land with improvements now or hereafter constructed thereon lying and being in Greenville County, South Carolina on the westerly side of South Carolina Highway No. 291 or Pleasantburg Drive, being a part of the property of Alma B. Green and having according to a Plat entitled "Property of Irene S. Tzouvelekas", made by C. C. Jones, Engineer, dated October 10, 1957, the following metes and bounds, to-wit:

Beginning at an iron pin on the western side of South Carolina Highway No. 291, and running thence along the Property of W. S. Lindsay, S. 81-13 W., 120 feet to an iron pin; thence S. 8 - 47 E. 25 feet to an iron pin; thence N. 81 - 13 E., 120 feet to an iron pin on South Carolina Highway No. 291; thence along said Highway N. 8 - 47 W. 25 feet to an iron pin the point of beginning;

The within mortgage is junior in lien to a mortgage executed by the Mortgagor herein to The Peoples National Bank of Greenville, S. C., in the amount of \$9,000.00, dated April 4, 1962 and recorded in the R.M.C. Office for Greenville County, South Carolina in Mortgage Book 885 at page 268.

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.

*John M. Dillard*  
*In the presence of:*  
*James W. Stuart.*  
*9-13-63.*  
*Paid and Satisfied in Full.*

RECORDED AND INDEXED BY REC'D  
17 DAY OF Sept 1963  
Ellie Johnson  
R. M. C. OFFICE GREENVILLE COUNTY, S. C.  
121 1/2 LOCK BOX NO. 338