

For Satisfaction See R. E. M. Book 1068 Page 523

SATISFIED AND CANCELLED OF RECORD
DAY OF Sept. 1967
Ollie Jansworth
R. M. C. FOR GREENVILLE COUNTY, S. C.
AT 9:30 O'CLOCK a. M. NO. 7190

MORTGAGE DEED

DREW'S FORM R-117

Manufactured by The H. & W. B. Drew Company
Jacksonville, Florida.

This Indenture,

BOOK 1046 PAGE 586

Made this 9th day of December, A. D. 1966

Between

TOM PASSINOS

GESSNER

called the Mortgagor, and **E. T. DIOGUARDI and MILTON** called the Mortgagee,

Witnesseth, That the said Mortgagor, for and in consideration of the sum of
THREE THOUSAND and TWO HUNDRED AND ~~00~~/100 Dollars,

to him in hand paid by the said Mortgagee **s**, the receipt whereof is hereby acknowledged, ~~next~~ have granted, bargained and sold to the said Mortgagee **s**, their heirs located in

and assigns forever, the following described land, situate, lying and being ~~located in~~
Chick Springs Township
Greenville County, State of **South Carolina**, to-wit:

Known and designated as Lot No. 3 on plat of the D. D. Davenport Estate, recorded in Plat Book E at page 21, and described as follows:
BEGINNING on the joint corner of Lots No. 2 and 3 on the eastern edge of South Trade Street, and running thence N 87-40 E 183.3 feet to a pin; thence S 12-40 E 95 feet to a pin; cornering with Lot No. 4; thence No. 84-20 W. 207.6 feet to pin on eastern edge of South Trade Street, cornering with Lot No. 4; thence with said street N. 2-23 E. 66 feet to the beginning corner. Less property sold to Greer Oil Mill.

and the said Mortgagor do **es** hereby fully warrant the title to said land, and will defend the same against the lawful claims of all persons whomsoever.

Provided Always, That if said Mortgagor, his heirs, legal representatives or assigns, shall pay to the said Mortgagee **s**, their legal representatives or assigns, a certain promissory note, a copy of which is on the reverse side hereof, and shall perform and comply with each and every stipulation, agreement and covenant of said note and of this Mortgage, then this Mortgage and the estate hereby created shall be void, otherwise the same shall remain in full force and virtue. And the said Mortgagor covenants to pay the interest and principal promptly when due; to pay the taxes and assessments on said property; to carry insurance against fire on the building on said land for not less than \$ **3000.00**, approved by the Mortgagee **s**, with standard mortgage loss clause payable to Mortgagee **s**, the policy to be held by the Mortgagee **S**, to keep the building on said land in proper repair, and to waive the homestead exemption.

Should any of the above covenants be broken, then said note and all moneys secured hereby shall, without demand, if the Mortgagee **s**, their legal representatives or assigns, so elect, at once become due and payable and the mortgage be foreclosed, and all costs and expenses of collection of said moneys with or without suit, including a reasonable fee for the Mortgagee attorney, shall be paid by the Mortgagor, and the same are hereby secured.

In Witness Whereof, The said Mortgagor hereunto set his hand and seal the day and year first above written.

Signed, sealed and delivered in our presence:

Ceter Chase
James Passinos

Tom Passinos

