

GREENVILLE, S.C.  
 OCT 18 3 55 PM '84  
 DONALD W. WATERSLEY

## COMMERCIAL MORTGAGE

THIS MORTGAGE is made this 18th day of October, 1984, between the Mortgagor, Gus P. Stathos, George P. Sourlis and Spiros Politis, (herein "Borrower"), and the Mortgagee, First Federal Savings and Loan Association of South Carolina, a corporation organized and existing under the laws of the United States of America, whose address is 301 College Street, Greenville, South Carolina (herein "Lender").

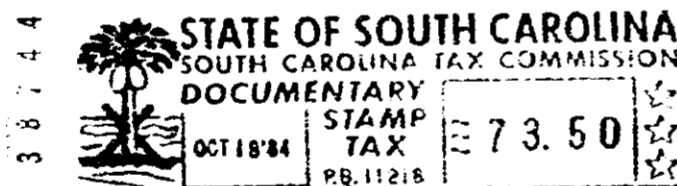
WHEREAS, Borrower is indebted to Lender in the principal sum of Two Hundred Forty Five Thousand and no/100 Dollars, which indebtedness is evidenced by Borrower's note/agreement dated October 18, 1984 (herein "Note"), said principal sum being payable as set forth in said note with interest at the rate set forth therein, with the balance of the indebtedness, if not sooner paid, due and payable on December 18, 1987, subject to future advances or renewals.

TO SECURE to Lender (a) the repayment of the indebtedness evidenced by the Note, with interest thereon, the payment of all other sums, with interest thereon, advanced in accordance herewith to protect the security of this Mortgage, and the performance of the covenants and agreements of Borrower herein contained, and (b) the repayment of any future advances, with interest thereon, made to Borrower by Lender pursuant to paragraph 21 hereof (herein "Future Advances"), Borrower does hereby mortgage, grant and convey to Lender and Lender's successors and assigns the following described property located in the County of Greenville, State of South Carolina.

All that piece, parcel or lot of land lying in the State of South Carolina, County of Greenville, being shown as Part of Lot 20 on plat of Property of J. Rowley Yown, recorded in Plat Book H at page 49 and as Property of Gus P. Stathos, Spiros Politis and George P. Sourlis, recorded in Plat Book 10X at page 56 and having such courses and distances as will appear by reference to said plat.

Also all mortgagors' right, title and interest in and to an Easement recorded in Deed Book 1218 at page 992.

Being the same property conveyed by deed of Hugh R. Robbins and Carolyn D. Robbins by deed recorded December 1, 1976, deed of Gus P. Stathos and Spiro Politis by deed recorded February 8, 1978, Minnie M. Jones by deed recorded December 13, 1977 and Gus P. Stathos by deed recorded January 31, 1978, less such portions as may lie within the right of way of White Horse Road.



which has the address of 3204 White Horse Road, Greenville, S. C.

(Street)

(City)

(herein "Property Address");

(State and Zip Code)

CHECK IF APPLICABLE: This is a second mortgage and is subject to the lien of a first mortgage executed by \_\_\_\_\_ to \_\_\_\_\_ of record in Mortgage Book \_\_\_\_\_ Page \_\_\_\_\_, in the Register's Office for \_\_\_\_\_ County, South Carolina.

TO HAVE AND TO HOLD unto Lender and Lender's successors and assigns, forever, together with all the improvements now or hereafter erected on the property, including furniture, furnishings and equipment and all easements, rights, appurtenances, rents, royalties, mineral oil and gas rights and profits, water, water rights, and water stock, and all fixtures now or hereafter attached to the property, all of which, including replacements and additions thereto, shall be deemed to be and remain a part of the property covered by this Mortgage; and all of the foregoing, together with said property (or the leasehold estate if this Mortgage is on a leasehold) are herein referred to as the "Property."

Borrower covenants that Borrower is lawfully seised of the estate hereby conveyed and has the right to mortgage, grant and convey the Property, that the Property is unencumbered, and that Borrower will warrant and defend generally the title to the Property against all claims and demands, subject to any declarations, easements or restrictions listed in a schedule of exceptions to coverage in any title insurance policy insuring Lender's interest in the Property.