

STATE OF SOUTH CAROLINA

COUNTY OF GREENVILLE

GREENVILLE CO. S. C.
Sep 8 11 53 AM '69
OLLIE FARNSWORTH
R. M. C.

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MORTGAGE OF REAL ESTATE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, GEORGE J. TZOUVELEKAS and Wife, IRENE S. TZOUVELEKAS, both of the full age of amjority and residents of Greenville County, South Carolina: (hereinafter referred to as Mortgagor) is well and truly indebted unto

MRS. ALMA B. GREEN

(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

SEVEN HUNDRED FIFTY AND NO/100 - - Dollars (\$ 750.00) due and payable

One year after date hereof:

with interest thereon from date at the rate of Six (6) per centum per annum, to be paid: On or before the anniversary date of this instrument

WHEREAS, the Mortgagee may hereafter become indebted to the said Mortgagee for such further sums as may be advanced to look for the Mortgagee'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 Mortgagee 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 Mortgagee 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, his 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

THAT CERTAIN PIECE, PARCEL OR LOT OF GROUND, together with all the buildings and improvements thereon, situated in the City of Greenville, County of Greenville, State of South Carolina; and being designated as a plot off the West side of North Pleasantburg Drive; according to a survey by R. B. Bruce, Sur., dated 29 July, 1969, Revised 25 August, 1969; said property being more particularly described as follows:

BEGINNING at a point, the intersection of the South margin of East North Street and the West margin of North Pleasantburg Drive, and running South 8 degrees 47 minutes East, Three hundred ninety nine and five tenths (399.5') feet along the West margin of North Pleasantburg Drive to a point; then South 81 degrees 13 minutes West, One hundred twenty (120.0') feet to a point, the Northeast corner of said Plot (for the purpose of a tie-in); then starting at the Northeast corner of said Plot and running South 81 degrees 13 minutes West, Thirty (30.0') feet to a point; then South 8 degrees 47 minutes East, Twenty five (25.0') feet to a point; then North 81 degrees 13 minutes East, Thirty (30.0') feet to a point; then North 8 degrees 47 minutes West, Twenty five (25.0') feet to the starting point.

Being the same property acquired by the Grantors herein from Mrs. Alma B. Green by Deed of August 26, 1969, registered in Deed Book No. _____ page No. _____, Records of R.M.C., Greenville County, S. C.

Together with all and singular rights, members, herditaments, 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, his 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 Mortgagee 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.