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FILED
GREENVILLE, CO. S. C.

STATE OF SOUTH CAROLINA
COUNTY OF Greenville

NOV 7 3 45 PM '77

MORTGAGE OF REAL ESTATE

BOOK 1415 PAGE 197

JORRIE S. TANKERSLEY
R.H.C. TO ALL WHOM THESE PRESENTS MAY CONCERN:

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WHEREAS, JIMMY MANIEKAS, PAUL ATHAS AND NICK MANIEKAS

(hereinafter referred to as Mortgagor) is well and truly indebted unto S & M REAL ESTATE COMPANY, INC.

(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 Thirty Seven Thousand One Hundred and no/100-----

Dollars (\$ 37,100.00) due and payable

in seven (7) equal annual installments at Fifty Three Hundred and No/100 Dollars (\$5,300.00) each, plus interest at the rate of 8% on unpaid balance with first payment beginning November 1, 1978 and each year thereafter until paid in full. Then purchaser reserves the right of anticipation without penalty after January the first 1980.

With interest thereon from date at the rate of 8% 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:

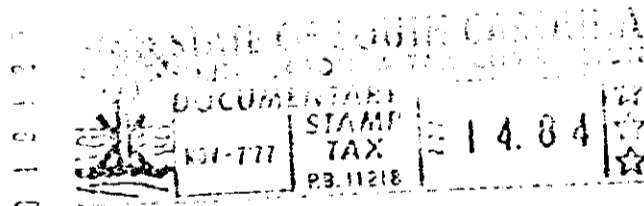
NOW, KNOW ALL MEN, That the Mortgagor, in consideration of the aforesaid debt, and in order to secure the payment thereof, and of any other and further sums for which the Mortgagor may be indebted to the Mortgagee at any time for advances made to or for his account by the Mortgagee, and also in consideration 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 tract of land in the County of Greenville, State of South Carolina, being shown by plat thereof prepared by Dalton & Neves, December, 1959 and having the following metes and bounds, to wit:

Beginning at iron pin on the southern side of Easley Bridge Road being 94.5 feet from Washington Avenue S 61-42 85 feet on Easley Bridge Road to iron pin; S 26-33 E 173.3 feet to iron pin; N 63-30 E 85.9 feet to iron pin; N 26-34 W 179.3 feet to point of beginning.

This being a portion of the property conveyed to the Grantor herein by deed of J. Cleo Roper, dated November 22, 1961 and recorded in the RMC Office for Greenville County in Deed Book 687 at page 38.



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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