

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

FILED
GREENVILLE S.C.
NOV 16 11 1983
DONALD R. M.C. WINSLEY

1634

MORTGAGE OF REAL ESTATE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, We, Pantelis D. Athanasiadis and Aspasia P. Athanasiadis

(hereinafter referred to as Mortgagor) is well and truly indebted unto Southern Bank and Trust Company,

(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

Nineteen Thousand Five Hundred and NO/100- - - - - Dollars (\$ 19,500.00) due and payable

according to the terms and conditions of a note of even date herewith

with interest thereon from date at the rate of 14% per centum per annum, to be paid:monthly

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, shown as the larger portion of Lot 43 on plat of Mountain Shadows Subdivision, recorded in Plat Book 4N at Page 7, and having the following metes and bounds:

BEGINNING at an iron pin on the southeastern side of Elkhorn Drive at the joint front corner of Lots 43 and 44, and running thence S. 41-00 E. 130 feet to an iron pin; thence N. 59-19 E. 116.52 feet to an iron pin; thence N. 41-00 W. 150 feet to an iron pin; thence with the southeastern side of Elkhorn Drive, S. 49-00 W. 115 feet to the point of beginning.

This mortgage is junior and inferior to a certain first mortgage in favor of First Federal Savings and Loan Association, which mortgage is recorded in the R.M.C. Office for Greenville County, South Carolina in REM Book 1383, at Page 235, with an original principal balance of \$ 28,700.00.

This being the same property conveyed to the mortgagors by deed of Bankers Trust of S.C. recorded November 18, 1976.

STATE OF SOUTH CAROLINA
RECORDING TAX COMMISSION
RECEIVED
STAMP
TAX
\$ 07.00

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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, 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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