

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

FILED
JUL 13 9 57 AM '84
DONNIE W. WILKINSLEY

MORTGAGE OF REAL ESTATE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, PETER G. GEORGIADES & DARLENE C. GEORGIADES

(hereinafter referred to as Mortgagor) is well and truly indebted unto CLAUDE D. DAVIS, JR., & CAROLYN L. DAVIS

Pt. 5, Box 178, State Park Rd. Travelers Rest S.C. 29670

(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 SEVENTEEN THOUSAND TWO HUNDRED EIGHTY & NO/100-----

Dollars (\$17,280.00-) due and payable

in One Hundred Forty-Four (144) consecutive monthly installments of One Hundred Twenty & No/100 (\$120.00) Dollars each, commencing on the first day of August, 1984, and continuing on the first day of each and every month thereafter until paid in full. No interest shall be paid on the principal of this indebtedness.

~~with interest thereon from~~ ~~the date of~~ ~~the execution hereof~~

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:

~~with interest thereon from~~ ~~the date of~~ ~~the execution hereof~~

All that piece, parcel or lot of land lying in the State of South Carolina, County of Greenville, shown as Lot 19 on plat of Mauldin Meadow, recorded in Plat Book EE at page 151, and having such courses and distances as will appear by reference to said plat.

This is the same property conveyed to the mortgagors herein by deed of the mortgagees herein, dated July 12, 1984, and recorded July 13, 1984, in the RMC Office for Greenville County in Deed Book 1217, Page 70.

The above conveyance is subject to all rights of way, easements and protective covenants affecting same appearing upon the public records of Greenville County.

This mortgage is second in priority and subordinate to that certain first mortgage of Cameron Brown Company, recorded in Mortgage Book 1420 at page 823, having a present balance of \$27,410.97.

1 JUL 13 1984 714

STATE OF SOUTH CAROLINA
SOUTH CAROLINA TAX COMMISSION
DOCUMENTARY
JUL 13 1984
STAMP TAX
05.19

Together with all and singular rights, members, hereditaments, and appurtenances to the same belonging in any way incident or appertaining, and all of 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.

9475

1328-102