

MORTGAGE OF REAL ESTATE—Office of W. B. Freeman & Parham, P.A. Greenville, S. C.

RECORDED
MAY 10 4 27 P.M. '83
R.M.C. HUNTER-SLEY

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

MORTGAGE

TO ALL WHOM THESE PRESENTS MAY CONCERN: MICHAEL SEMERAD-RADULESCU and
MELANIE CIRJA,

(hereinafter referred to as Mortgagor) SEND (S) GREETING:

WHEREAS, the Mortgagor is well and truly indebted unto BANK OF TRAVELERS REST (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 SEVENTY-SIX THOUSAND and NO/100-----DOLLARS (\$ 76,000.00) with interest thereon from date at the rate of 13 per centum per annum, said principal and interest to be repaid as follows: Interest only on the balance outstanding from time to time at Thirteen (13%) percent per annum, commencing December 1, 1983 and continuing on the first day of each month thereafter through May 1, 1984, and then payable in 180 equal uninterrupted monthly installments of principal and interest at the rate of Thirteen (13%) percent per annum, in the amount of \$951.58, and continuing on the first day of each month thereafter until paid in full, on or before May 1, 1999.

WHEREAS, the Mortgagor may hereafter become indebted to the said Mortgagee for such further sums as may be advanced or readvanced 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 heirs, successors and assigns the following described piece, parcel or lot of land, with all improvements thereon, or hereafter constructed thereon:

ALL that piece, parcel or lot of land, situate, lying and being on the southeastern corner of Roe Ford Road and Riverbend Road, Greenville County, South Carolina, being shown and designated as Property of Michael Radulescu on a Plat prepared by Jones Engineering Service, dated September 26, 1983, recorded in the RMC Office for Greenville County in Plat Book 10-B, at page 73, and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at a nail and cap in the center of Roe Ford Road and continuing S. 12-03-00 W. 105.2 feet to a nail and cap in the center of Riverbend Road; thence continuing with the center of said Riverbend Road, S. 21-31-00 W. 100.0 feet to a nail and cap in the center of said Riverbend Road; thence S. 74-36-50 E. 235.33 feet to an iron pin; thence N. 34-24-36 E. 100.00 feet to an iron pin; thence N. 2-15-00 E. 219.6 feet to a nail and cap in the center of Roe Ford Road; thence with the center of said Roe Ford Road S. 89-21-00 W. 205.15 feet to a nail and cap in the center of said Roe Ford Road, the point of beginning, and containing 1.21 acres.

The above described property is subject to Protective Covenants recorded on the RMC Office for Greenville County in Deed Book 1197, at page 363.

This being the same property conveyed to the Mortgagors herein by deed of Roger K. McCrary and Wyman H. McCrary, Jr., as Executors of the Estate of Wyman H. McCrary, dated September 29, 1983, and recorded in the RMC Office for Greenville County in Deed Book 1198, at page 173.

Mortgagors' Address: c/o Diamond Winter, Inc.
P. O. Box 276
Travelers Rest, SC 29690

Together with all and singular the rights, members, hereditaments, and appurtenances to the same belonging or in any way incident or appertaining, and all of the rents, issues, and profits which may arise or be had herefrom, and including all heating, plumbing, and lighting fixtures and any other equipment or fixtures now 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.

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