

STATE OF SOUTH CAROLINA

GREENVILLE CO. S. C.

BOOK 1220 PAGE 569

COUNTY OF GREENVILLE

JAN 28 2 12 PM '72

MORTGAGE OF REAL ESTATE

TO ALL WHOM THESE PRESENTS MAY CONCERN:
OLLIE FARNSWORTH
R. M. C.

WHEREAS, NICK J. KANOS & ROSE MARIE B. KANOS

(hereinafter referred to as Mortgagor) is well and truly indebted unto FIRST PIEDMONT BANK & 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

Five Thousand Four Hundred Fifty & no/100ths----- Dollars (\$ 5,450.00) due and payable
in full on July 28, 1972

with interest ~~XXXXXXXXXXXX~~ at the rate of 8% per centum per annum, to be paid: after maturity

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, on the northern side of Holgate Drive, being known and designated as Lot No. 158, on plat of Section III, Wade Hampton Gardens, recorded in the RMC Office for Greenville County, S. C. in Plat Book YY at Page 179, and having, according to said plat, the following metes and bounds, to-wit:

Beginning at an iron pin on the northern side of Holgate Drive at the joint front corner of Lots Nos. 157 and 158, and running thence with the joint line of said lots, N. 15-27 W. 170 feet to an iron pin in the line of Lot No. 148; thence N. 74-33 E. 110 feet to an iron pin at the joint rear corner of Lots Nos. 158 and 159; thence S. 15-27 E. 170 feet to an iron pin on Holgate Drive; thence with Holgate Drive S. 74-33 W. 110 feet to an iron pin, the point of beginning.

This mortgage is junior in lien to that certain mortgage given to First Federal Savings & Loan Association dated November 22, 1968 in the original amount of \$20,000.00 and recorded in vol. 1110 at page 329.

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.

FOR SATISFACTION TO THIS MORTGAGE SEE
SATISFACTION BOOK 7 PAGE 172

SATISFIED AND CANCELLED OF RECORD

37 DAY OF May 1972

Ollie Farnsworth

R. M. C. FOR GREENVILLE COUNTY, S. C.

AT 10:28 O'CLOCK A SE. NO. 29680