

NOV 13 4 33 PM '72

BOOK 1257 PAGE 29

STATE OF SOUTH CAROLINA
COUNTY OF Greenville

ELIZABETH RIDDLE
R.M.C.

MORTGAGE OF REAL ESTATE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, Demetrie J. Liatos

(hereinafter referred to as Mortgagor) is well and truly indebted unto Irene B. Banks and Barbara B. Selvy

(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 Twenty-One Thousand and no/100 Dollars (\$ 21,000.00) due and payable

in monthly installments of One Hundred Ninety-four and 69/100 (\$194.69) Dollars, each, the first payment being due December 10, 1972, and each month thereafter until paid in full. Mortgagor does hereby reserve the right of prepayment privileges without penalty,

with interest thereon from date at the rate of 7 1/2 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, City of Greenville, situate, lying and being on the western side of Manly Street, in the block between North and Pettigru Streets and shown on plat entitled "Property of Margaret J. Repel" recorded in the R.M.C. Office for Greenville County in Plat Book VVV at page 185, said plat being dated September 13, 1967, and having, according to said plat, the following metes and bounds, to-wit:

Beginning at an iron pin on the western side of Manly Street, said point being 272 1/2 feet from the intersection of Manly and Pettigru Streets and running thence S. 76-30 W. 100 feet to an iron pin and running thence N. 13-10 W. 57.5 feet and running thence N. 76-05 E. 110 feet to an old iron pin on the western side of Manly Street, thence with said Street S. 13-10 E. 58 feet to an iron pin, the point of beginning.

Together with all and singular rights, members, herditaments, and appurtenances to the same belonging in any way incident or pertaining, 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.