

FILED
GREENVILLE CO. S. C.
STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE
DONNIE S. TANKERSLEY
R.H.C.

SOUTH CAROLINA NATIONAL BANK
P. O. Box 969
Greenville, South Carolina
MORTGAGE OF REAL ESTATE

BOOK 1375 PAGE 837

TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, John Serpanos and Arthur Baniias

(hereinafter referred to as Mortgagor) is well and truly indebted unto South Carolina National Bank

(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
Fifty Thousand and no/100-----Dollars \$ 50,000.00 due and payable
in sixty (60) equal monthly installments of One Thousand Thirty-seven
and 92/100 (\$1,037.92) Dollars each, the first installment being due
October 1, 1976, and a like amount each month thereafter until paid
in full,

with interest thereon from date at the rate of nine per centum per annum, to be paid: monthly, included in
payment.
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 northerly side of White
Horse Road, containing 0.77 acres, more or less, and having according
to a plat of "Property of John Serpanos", prepared by Carolina
Surveying Company, dated February 18, 1976, the following metes and
bounds, to-wit:

BEGINNING at a point at the edge of the right-of-way of White Horse
Road, common corner with MAR-CHEM, INC., and running thence N. 32-53 E.
250 feet to a point; thence turning and running S. 57-07 E. 110 feet
to a point; thence turning and running S. 25-07 W, 278.8 feet to a
point at the edge of the right-of-way of White Horse Road; thence
turning and running along the edge of the right-of-way of White Horse
Road N. 47-32 W. 106 feet to a point; thence continuing along the
edge of said right-of-way N. 45-46 W. 44 feet to the point of beginning.

THIS is the same property conveyed to the Mortgagor herein by deed of
John W. Peden and Johnny Quinn, dated February 25, 1976, recorded
in the R.M.C. Office for Greenville County, in Deed Book 1032 at
Page 61.



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

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