

Route 6, Mangum Drive, Greenville, S. C. 29607

1977-80

MORTGAGE OF REAL ESTATE—Offices of John G. Cheros, Attorney at Law, Greenville, S. C.

GREENVILLE CO. S.C.

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STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

MORTGAGE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

James S. Conits, Harry G. Kocos and Serafim Kakouras
(hereinafter referred to as Mortgagor) SEND(S) GREETING:

WHEREAS, the Mortgagor is well and truly indebted unto Eleanor C. Wrenn

(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 Three Thousand and no/100--

DOLLARS (\$ 53,000.00--).

with interest thereon from date at the rate of eight per centum per annum, said principal and interest to be repaid:

The sum of \$20,000 payable January 2, 1978, the amount of \$11,000 payable January 2, 1979, the sum of \$11,000 payable January 2, 1980 and the sum of \$11,000 payable January 2, 1981, with interest payable with each annual installment.

Seller agrees to release the property encumbered by the lien of this mortgage upon substitution in trust with John G. Cheros, or a suitable substitute, in the event he is unable to serve for any reason, as trustee, of a sum equivalent to the unpaid balance due on the note secured by this mortgage. Partial releases will be executed **

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,

All those pieces, parcels or lots of land lying in the State of South Carolina, County of Greenville, shown as Lots 11, 12 and 13 on plat of Property of Jack Wherry and C. L. Miller, dated September 1957, revised August 1958, recorded in the RMC Office for Greenville County in Plat Book KK at page 109 and having such courses and distances as will appear by reference to said plat.

Being the same property conveyed by Eleanor C. Wrenn by deed recorded December 5, 1977.

RECORDED
1977 NOV 21 20 12

upon the basis of \$300.00 substituted as collateral and paid into trust as set forth above for each front foot released on parallel lines from the front to the rear property lines. Provided all sums due under the note secured by this mortgage are current, mortgagor will be entitled to further releases on the basis of \$300 per front foot extending in parallel lines from the front to the rear property lines for all sums paid as annual principal payments. Provided, however, all property partially released shall be contiguous under all circumstances. Seller further agrees to release all of Lot 11 upon payment of the \$20,000.00 installment due on January 2, 1978.

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 therefrom, and including all heating, plumbing, and lighting fixtures and any other equipment or 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.

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