

#100 Reford Trust Greenville 12/15/79

1978 12 7 16

MORTGAGE OF REAL ESTATE--Offices of Cheros and Patterson, Attorneys at Law, Greenville, S. C.

FILED  
GREENVILLE CO. S. C.  
NOV 19 9 40 AM '79  
DONNIE S. YANKERSLEY  
R.M.C.

STATE OF SOUTH CAROLINA  
COUNTY OF GREENVILLE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

JOHN G. CHEROS

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

WHEREAS, the Mortgagor is well and truly indebted unto GERALD A. KRAFT

(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 Five Hundred and no/100-----

DOLLARS (\$ 21,500.00 ),  
with interest thereon from <sup>12/15/79</sup> date at the rate of ten per centum per annum, said principal and interest to be repaid:

Due and payable in monthly installments of \$326.25 per month beginning January 15, 1980 and continuing on the same day of each month thereafter, with the balance due and payable on or before eight years from date. Mortgagee agrees to release nine (9) acres of the within described property from the lien of this mortgage without any reduction of principal. Mortgagee further agrees to release additional portions of the within described property upon the basis of one acre released for each \$2,000 principal reduction. All releases are to begin at \*\*

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 that piece, parcel or lot of land lying in the State of South Carolina, County of Greenville, shown as 26.255 acres, more or less, Tract A on plat of Survey for Gerald A. Kraft and Thomas J. Warwick, recorded in Plat Book 70 at page 42 and having such courses and distances as will appear by reference to said plat.

Being the same property conveyed by Gerald A. Kraft by deed recorded herewith. <sup>12/15/79</sup>

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\*\* rear of property and be contiguous with one 30 ft access release to Roper Mountain Road to be given during the life of this mortgage.

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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On 12/15/79