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GREENVILLE F CO. S. C.
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DONNIE S. TANKERSLEY
R.M.C.

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MORTGAGE

THIS MORTGAGE is made this 3rd day of September 1980, between the Mortgagor, George J. Tzouvelekas and Irene Tzouvelekas (herein "Borrower"), and the Mortgagee, South Carolina Federal Savings & Loan Association, a corporation organized and existing under the laws of United States of America, whose address is 1500 Hampton Street, Columbia, South Carolina, (herein "Lender").

WHEREAS, Borrower is indebted to Lender in the principal sum of Seventy Five Thousand and 00/100 (\$75,000.00) Dollars, which indebtedness is evidenced by Borrower's note dated September 3, 1980 (herein "Note"), providing for monthly installments of principal and interest, with the balance of the indebtedness, if not sooner paid, due and payable on October 1, 1995

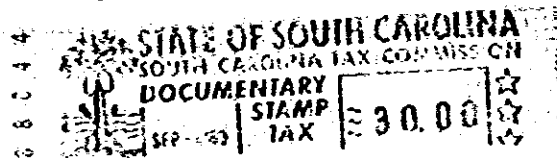
To SECURE to Lender (a) the repayment of the indebtedness evidenced by the Note, with interest thereon, the payment of all other sums, with interest thereon, advanced in accordance herewith to protect the security of this Mortgage, and the performance of the covenants and agreements of Borrower herein contained, and (b) the repayment of any future advances, with interest thereon, made to Borrower by Lender pursuant to paragraph 21 hereof (herein "Future Advances"), Borrower does hereby mortgage, grant and convey to Lender and Lender's successors and assigns the following described property located in the County of Greenville State of South Carolina:

ALL that certain parcel and lot of land with improvements thereon or hereafter constructed thereon, situate, lying and being in the City of Greenville, County of Greenville, State of South Carolina, and being known and designated as "Property of George J. and Irene S. Tzouvelekas" according to a plat prepared by Carolina Surveying Company dated September 3, 1980 and having according to said plat the following metes and bounds, to-wit:

BEGINNING at a point on the western side of North Pleasantburg Drive (291 By-Pass) which point is located 424.5 feet southeast of the south western corner of the intersection of East North Street and North Pleasantburg Drive and running thence with the western side of North Pleasantburg Drive, S. 8-47 E. 50 feet to a point; thence S. 81-13 W. 150 feet to a point; thence N. 8-47 W. 75 feet to a point; thence N. 81-13 E. 79.5 feet to a point; thence S. 8-47 E. 25 feet to a point; thence N. 81-13 E. 70.5 feet to a point, the point of beginning.

The above described property is the same acquired by the mortgagors by deeds from Alma Green recorded October 25, 1957 and from George J. Tzouvelekas recorded December 12, 1975.

It is the intention of the mortgagors, under the terms of this instrument to grant unto South Carolina Federal Savings & Loan Association, a first mortgage lien over all real estate owned by the mortgagors at the above described location on North Pleasantburg Drive with the exception of the package store and store room located directly behind and contiguous to the said package store.



South Carolina Federal Savings & Loan Association
115 E. Camperdown Way
Greenville, S. C. 29602

which has the address of 1021 N. Pleasantburg Drive, Greenville,
(Street) (City)
S. C. 29607 (herein "Property Address");
(State and Zip Code)

To HAVE AND TO HOLD unto Lender and Lender's successors and assigns, forever, together with all the improvements now or hereafter erected on the property, and all easements, rights, appurtenances, rents, royalties, mineral, oil and gas rights and profits, water, water rights, and water stock, and all fixtures now or hereafter attached to the property, all of which, including replacements and additions thereto, shall be deemed to be and remain a part of the property covered by this Mortgage; and all of the foregoing, together with said property (or the leasehold estate if this Mortgage is on a leasehold) are herein referred to as the "Property".

Borrower covenants that Borrower is lawfully seized of the estate hereby conveyed and has the right to mortgage, grant and convey the Property, that the Property is unencumbered, and that Borrower will warrant and defend generally the title to the Property against all claims and demands, subject to any declarations, easements or restrictions listed in a schedule of exceptions to coverage in any title insurance policy insuring Lender's interest in the Property.

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