

Mortgagee's Address: 4627 Roxbury Lane, S. W., Roanoke, VA 24018

1528-11924

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

FILED
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S. C.

MORTGAGE OF REAL ESTATE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, JAMES N. DRACOS AND PAULINE I. DRACOS,

(hereinafter referred to as Mortgagor) is well and truly indebted unto
SUSAN S. WILSON,

(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
--Fifteen Thousand Three Hundred & No/100 ----- Dollars \$ 15,300.00 due and payable
\$151.51 per month commencing on February 1, 1981, and continuing on like day thereafter
for a total of thirty-six (36) months, with the balance being due and payable on
January 2, 1984

with interest thereon from date at the rate of 11 1/2% per centum per annum, to be paid: monthly

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 Mortgagee 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, Town of Mauldin, being shown and designated as Lot 21 on a plat of PARKWOOD SUBDIVISION, Section 1, said plat being recorded in the RMC Office for Greenville County in Plat Book 4-F, at Page 22. Reference to said plat is hereby craved for the metes and bounds description thereof.

This being the same property conveyed to the Mortgagors herein by deed of Susan S. Wilson dated December 31, 1980, and to be recorded of even date herewith.

The Mortgagors agree to obtain fire insurance on said property with the mortgagee clause in favor of the Mortgagee.

It is agreed that in the event the Mortgagors default on the first mortgage, the second mortgage shall become immediately due and payable.

It is further agreed that any payment not received within fifteen days of due date shall be subject to a late payment penalty of 4% of the payment.

It is agreed that this mortgage shall not be assumed without the permission of the Mortgagee.

It is agreed and understood that this mortgage shall be second and junior in lien to that certain mortgage given to C. Douglas Wilson Co. recorded on 10-27-72 in the RMC Office for Greenville County in Mortgage Book 1255, at Page 105.

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Together with all and singular rights, members, hereditaments, and appurtenances to the same belonging in any way incidental or appertaining, 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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