

STATE OF SOUTH CAROLINA  
COUNTY OF GREENVILLE

GREENVILLE, S. C.  
MORTGAGE OF REAL ESTATE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

BOB B. BERSLEY

WHEREAS, I, KENNETH R. SUMMERS,

(hereinafter referred to as Mortgagor) is well and truly indebted unto

MARY ANN KIRIAKIDES and ALEX KIRIAKIDES, III,

(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 equal monthly installments of \$717.50 each on the \_\_\_\_\_ day of each and every month hereafter until paid in full, with the first such payment due on July 29, 1981 and the last due ten years from date; payments applied first to interest, balance to principal.

with interest thereon from date at the rate of 12% 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 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 Woods Lake Road, and being shown and designated as Lot No. 7 on plat of property of C. F. Putnam prepared by C. O. Riddle, RLS, May, 1955, and having the following metes and bounds:

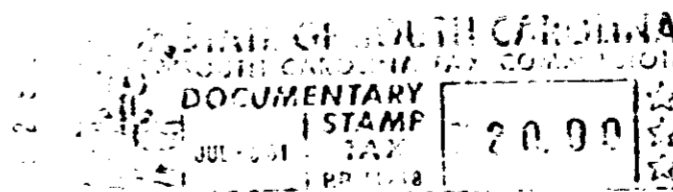
BEGINNING at an iron pin on the Northeasterly side of Woods Lake Road and running thence along line of Lot No. 1, N 21-45 E 175.2 feet to an iron pin; thence S 75-24 E 144 feet to an iron pin; thence N 30-46 E 122.3 feet to an iron pin or point; thence S 42-30 E 177.2 feet to a Wild Cherry tree; thence S 48-17 E 201 feet to an iron pin on the northeasterly edge of Woods Lake Road; thence along said edge of Woods Lake Road N 84-23 W 79-53 W 124.9 feet to the point of beginning.

Subject to all restrictions, set-back lines, easements and rights-of-way, and zoning regulations if any, affecting the above property.

THIS property being the same acquired by deed of instant date from Mary Ann Kiriakides and Alex Kiriakides, III to the Mortgagor to be recorded herewith.

AT the sole and specific request of the Mortgagor, the Mortgagees agree that they will release all or any portion of the property covered by the lien of the within mortgage upon payment of substituted collateral in the form of cash equal to the then outstanding unpaid balance of the debt and delivered to a banking or savings & loan institution as escrow agent for payment of the remaining indebtedness due on the note which this Mortgage secures, which payments shall be made pursuant to the terms of said note.

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Together with all and singular rights, members, herditaments, and appurtenances to the same belonging in any way incident 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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