

JUL 13 4 25 PM '77

DONNIE S. TANKERSLEY
R.H.C.

BOOK 1403 PAGE 899

RECORDED BY SALVA

First Mortgage on Real Estate

PURCHASE MONEY MORTGAGE

MORTGAGE

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

TO ALL WHOM THESE PRESENTS MAY CONCERN: SPIROS K. HASSIOTIS

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

WHEREAS, the Mortgagor is well and truly indebted unto FIDELITY FEDERAL SAVINGS AND LOAN ASSOCIATION, GREENVILLE, S. C., (hereinafter referred to as Mortgagee) in the sum of
---Thirty Thousand Eight Hundred and 00/100---DOLLARS

(\$ 30,800.00---), as evidenced by the Mortgagor's note of even date, bearing interest as stated in said note, and payable as therein stated or as modified by mutual agreement, in writing, the final maturity of which is 15 years after the date hereof, unless extended by mutual consent, the terms of said note and any agreement modifying it are incorporated herein by reference; and

WHEREAS, the Mortgagor may hereafter become indebted to the said Mortgagee for such further sums as may be advanced or readvanced to or for the Mortgagor's account, including advances made by the Mortgagee on other or no security:

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, and lying on the western side of Waddell Road near the City of Greenville, and being shown as Lot No. 42 on a plat of Wade Hampton Gardens, said plat being recorded in the R.M.C. Office for Greenville County in Plat Book MM at Page 199, and being more particularly described as follows:

BEGINNING at an iron pin on the western side of Waddell Road at the corner of Lot 41, and running thence with the line of said lot, N. 73-29 W. 173.1 feet to an iron pin in the rear line of Lot 30; thence with the rear lines of Lots 30 and 29, S. 18-57 W. 110.1 feet to an iron pin in the rear corner of Lot 43; thence with the line of said Lot 43, S. 73-29 E. 177.8 feet to an iron pin on the western side of Waddell Road; thence with the western side of said road, N. 16-31 E. 110 feet to the point of beginning.

BEING the same property conveyed to the Mortgagor herein by deed of Ralph K. Phillips and Margaret E. Phillips, said deed being dated of even date.

This is a purchase money mortgage, the Mortgagor understanding and agreeing that all loan proceeds are or have been applied directly to the purchase price of the property described herein.

[Faint signature and recording stamp area]

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.

5080

4328 RV-2