

Box 969, Greenville, S. C. 29602

1429-743

MORTGAGE OF REAL ESTATE—Office of Public Records, Greenville, S. C.

FILED
GREENVILLE CO. S. C.

MAR 21 11 58 AM '78

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

DONNIE S. TINKERSLEY
R.H.C. MORTGAGE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

Peter Kalatges

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

WHEREAS, the Mortgagor is well and truly indebted unto South Carolina National Bank

(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 One Hundred Thirty One Thousand

Eighty-five and 60/100----- maturity DOLLARS (\$ 131,085.60),

with interest thereon from ~~date~~ at the rate of SEVEN per centum per annum, said principal and interest to be repaid:

In monthly installments of \$2,184.76 each month beginning June 10, 1978 and continuing on the same day of each month for a period of sixty months

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, as shown on plat entitled "Property of The Citizens & Southern National Bank" by Campbell and Clarkson, dated July 15, 1969, and revised November 21, 1969, and having, according to said plat, the following metes and bounds:

BEGINNING at an iron pin on the eastern side of South Carolina Highway No. 20, and running N. 2-44 E. 238.9 feet to an iron pin; thence turning and running N. 65-40 E. 254.6 feet to an iron pin; thence turning and running S. 55-36 E. 89.7 feet to an iron pin; thence running S. 53-55 E. 115.7 feet to an iron pin at joint corner of property of Citizens and Southern National Bank and property now or formerly of Burns; thence turning and running S. 61-20 W. 468.3 feet to the point of beginning.

Being the same property conveyed by The Citizens and Southern National Bank by deed recorded in Deed Book 1040 at page 590 on August 2, 1976.

The lien of this mortgage also encumbers all business equipment used by the mortgagor in conducting his restaurant business on the mortgaged premises.

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.

GCTO
3A 24 78
433

4328 RV-2

074