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Mortgagee's Address:

133 Swindon Circle

PLEASE MAIL TO: EDWARDS, DUGGAN & REESE Attorneys-at-Law P.O. Box 126

Greer, S.C. 29651

STATE OF SOUTH CAROLINA COUNTY OF GREENVILLE GREENVILLE CO. SMORTGAGE OF REAL ESTATE 9 09 TO ALLY WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, Gus Bikas

(hereinafter referred to as Mortgagor) is well and truly indebted unto Arthur Chulkas, his heirs and assigns forever

(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 Nine Thousand Four Hundred Fifteen and no/100ths-----._____Dollars (\$ 9,415,00

at the rate of \$300.00 per month beginning thirty (30) days from date until principal and interest are paid in full

with interest thereon from date at the rate of nine (9) 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 inclubted to the Mortgagee at any time for advances made to or for his account by the Mortgages, 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 as-

ALL that piece, parcel or lot of land in the City of Greenville, South Carolina on the east side of South Main Street and having, according to a plat of property prepared for Juliet T. Johnston by Dalton & Neves, Engineers, dated March, 1937, the following metes and bounds, to wit:

BEGINNING at a point on the east side of South Main Street at the outer or northern edge of a 13-inch brick wall, corner of structure known as Dean Building, and running thence along the outer or norther edge of said Brick Hall, S 70-31 E. 119.5 feet to an iron pin at a brick wall; thence along said brick wall, S 19-00 W. 30.3 feet to an iron pin at the outer or southern side of a 13-inch brick wall in the line of Sirrine property; thence along the outer or southern side of a 13-inch brick wall, N 70-02 "119.5 fact to a point on the cast side of South Main Street, thence along the east side of South Main Street, N 19-00 E 29.3 feet to the point of beginning.

ALSO, ALL that lot of land in the County of Greenville, State of South Carolina, being known and designated as Lot No. 224, Section III-3 of Westcliffe Subdivision, as shown on plat thereof prepared by Piedmont Engineers & Architects, recorded in plat book 000 at Page 73 of the RMC Office for Greenville County, SC and having according to said plat the following metes and bounds, to-wit:

Beginning at an iron pin on the north side of Eastcliffe Way, joint front corner of Lots 223 & 224, and running thence with the joing line of said lots N. 25-15 W. 170.1 feet to an iron pin; thence turning S. 55-36 W. 135 feet to an iron pin; thence turning S. 25-46 E. 172.6 feet to an iron pin on the northerly side of Eastcliffe Way; thence with the northerly side of said street N. 54-19 E. 132.3 feet to the point of beginning.

This property was conveyed to the grantor in two separate deeds recorded on April 19, 1978, in Deed Book 1077 at Page 355 by Dennis Bikas and recorded on February 26, 1973, and recorded in Deed Book 968 at Page 272 by T. Walter Brashier, respectively.

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Together with all and singular rights, members, herditaments, and appurtenances to the same belonging in any way incident or apperfaining, and of all the rents, issues, and profits which may arise or be had thereform, 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, convay 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 Mortgages forever, from and against the Mortgagor and all persons whomsoever fawfully claiming the same or any part thereof.

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