

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

JUN 14 1 18 PM '79 MORTGAGE OF REAL ESTATE
TO ALL WHOM THESE PRESENTS MAY CONCERN:
DONNIE S. TANKERSLEY
R.M.C.

WHEREAS, I, TED SIACHOS

(hereinafter referred to as Mortgagor) is well and truly indebted unto FIRST CITIZENS BANK & TRUST COMPANY

(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 FOURTEEN THOUSAND, FOUR HUNDRED AND SEVENTY FIVE and 60/100----- Dollars (\$ 14,475.60) due and payable

according to the terms of the note of even date herewith, for which this mortgage stands as security.

~~with interest thereon~~ ~~XXXXXXXXXX~~ ~~XXXXXXXXXXXXXXXXXXXXXXXXXXXX~~

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:

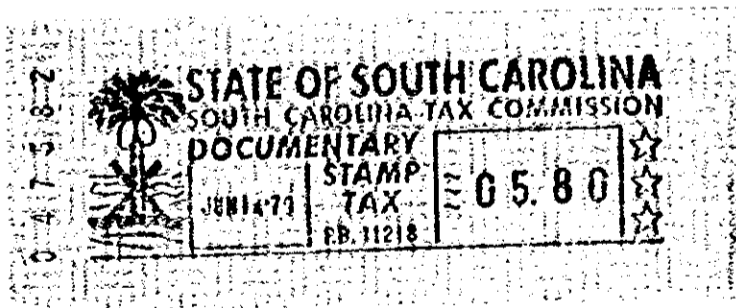
NOW, KNOW ALL MEN, That the Mortgagor, in consideration of the aforesaid debt, and in order to secure the payment thereof, and of any other and further sums for which the Mortgagor may be indebted to the Mortgagee at any time for advances made to or for his account by the Mortgagee, and also in consideration 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, in the City of Greenville, situate, lying and being on Lockwood Avenue, and being shown and designated as the major portion of Lot No. 73 of ELLETSON ACRES, as shown on a plat thereof recorded in the R.M.C. Office for Greenville County in Plat Book EE at Page 161, and and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the northwestern side of Lockwood Avenue at the joint corner of Lots 72 and 73, and running thence along line of Lot 72, N. 36-22 W. 174 feet to an iron pin in line of Lot No. 52; thence along the line of Lots Nos. 52 and 51, N. 53-38 E. 81.2 feet to an iron pin, which iron pin is 3.8 feet from the joint rear corner of Lots Nos. 73 and 74; thence a new line, S. 37-37 E. 175.0 feet to an iron pin on the northwestern side of Lockwood Avenue at joint front corner of Lots Nos. 73 and 74; thence along the northwestern side of Lockwood Avenue, S. 53-38 W. 85 feet to the beginning corner.

This is the same property conveyed to the mortgagor herein by deed of John N. Castrinos, dated August 7, 1974, and recorded August 8, 1974, in Greenville County Deed Book 1004 at Page 452.

THIS IS A SECOND MORTGAGE, junior in lien to that mortgage given by the mortgagor herein to First Federal Savings and Loan Association, dated August 7, 1974, and recorded August 8, 1974, in Greenville County REM Volume 1319 at Page 341.



Together with all and singular rights, members, hereditaments, and appurtenances to the same belonging 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 now or hereafter attached, connected, or fitted thereto in any manner; it being the intention of the parties hereto that all 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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