

MORTGAGE OF REAL ESTATE - Offices of Cheros ~~XXXXXXXX~~ Attorneys at Law, Greenville, S. C.

Aug 1 2 11 PM '80

STATE OF SOUTH CAROLINA } PURCHASE MONEY  
COUNTY OF GREENVILLE } MORTGAGE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

Nora P. Stathos and Sylvia P. Cheros (hereinafter referred to as Mortgagor) SEND(S) GREETING:

WHEREAS, the Mortgagor is well and truly indebted unto BOAR Investors, A South Carolina General Partnership, Eugene Armstrong, J. F. Outten and Graham Bennett (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 Two Hundred Seventy Five Thousand and no/100-----

DOLLARS (\$ 275,000.00).

with interest thereon from date at the rate of 11 per centum per annum, said principal and interest to be repaid:

Due and payable in monthly installments of \$3,099.00 each month beginning September 12, 1980, and continuing on the same day of each month with the entire balance due and payable on or before July 31, 1985. This mortgage may be prepaid in whole or in part at any time without penalty after January 1, 1981. It is understood and agreed that the property which is encumbered by this mortgage is encumbered by a first mortgage to Carolina Federal Savings and Loan Association which the mortgagees agree to pay off from the proceeds paid to them under the terms of the mortgage. Upon default in any payment or \*\*

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 lots of land lying in the State of South Carolina, County of Greenville, shown on a Survey for Composite Enterprises, recorded in Plat Book AAA at page 117 and being the identical property being conveyed by mortgagees to mortgagor by deed of even date.

Being the same property conveyed by Eugene Armstrong, J. F. Outten, and Graham Bennett by deed recorded herewith.

\*\* condition of the Carolina Federal mortgage or the note which it secures, by the mortgagees, mortgagor is authorized to cure such default, deducting the cost of such cure from payments and/or proceeds due to the mortgagees under the indebtedness secured hereby.

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.

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