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BOOK 1538 PAGE 451

DONNIE S. TANKERSLEY
R.M.C.

MORTGAGE

THIS MORTGAGE is made this 15th day of April, 1981, between the Mortgagor, Elias Troubetaris, Eleni Troubetaris and George Troubetaris, (herein "Borrower"), and the Mortgagee, First Federal Savings and Loan Association, a corporation organized and existing under the laws of the United States of America, whose address is 301 College Street, Greenville, South Carolina (herein "Lender").

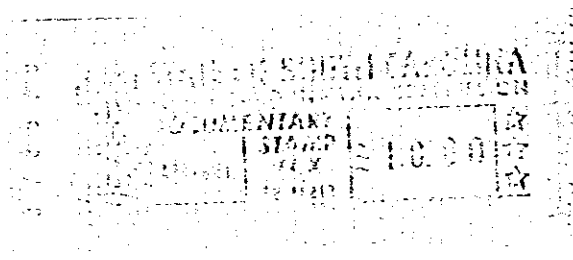
WHEREAS, Borrower is indebted to Lender in the principal sum of FORTY THOUSAND DOLLARS AND NO/100 (\$40,000.00) Dollars, which indebtedness is evidenced by Borrower's note dated April 15, 1981, (herein "Note"), providing for monthly installments of principal and interest, with the balance of the indebtedness, if not sooner paid, due and payable on May 1, 1981...

TO SECURE to Lender (a) the repayment of the indebtedness evidenced by the Note, with interest thereon, the payment of all other sums, with interest thereon, advanced in accordance herewith to protect the security of this Mortgage, and the performance of the covenants and agreements of Borrower herein contained, and (b) the repayment of any future advances, with interest thereon, made to Borrower by Lender pursuant to paragraph 21 hereof (herein "Future Advances"), Borrower does hereby mortgage, grant and convey to Lender and Lender's successors and assigns the following described property located in the County of Greenville, State of South Carolina:

ALL that piece, parcel or lot of land situate in the County of Greenville, State of South Carolina, being known and designated as Lot No. 64, on a Plat of Sheet Two of Kingsgate, made by Piedmont Engineers & Architects, and recorded in the RMC Office for Greenville County, in Plat Book WW, at Pages 44 and 45, and having, according to a more recent survey by Freeland and Associates entitled "Property of Elias Troubetaris, Eleni Troubetaris, and George Troubetaris", dated April 14, 1981, having the following metes and bounds, to-wit:

BEGINNING at a point on Lambourn Way at the joint front corner of Lots 63 and 64, and running thence along Lambourn Way N. 13-48 W. 13 feet to a point; thence N. 16-45 W. 112 feet to a point at the joint front corner of Lots 64 and 65; thence N. 73-45 E. 164.2 feet to a point; thence S. 15-37 E. 125 feet to a point; thence S. 73-45 W. 162.4 feet to the point of beginning.

THIS is the same property conveyed to the mortgagor's herein by deed of William Elliott and Madelaine S. Elliott, dated April 15, 1981, and recorded simultaneously herewith.



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which has the address of 20 Lambourn Way, Greenville,
(Street) (City)
South Carolina 29615 (herein "Property Address");
(State and Zip Code)

TO HAVE AND TO HOLD unto Lender and Lender's successors and assigns, forever, together with all the improvements now or hereafter erected on the property, and all easements, rights, appurtenances, rents, royalties, mineral, oil and gas rights and profits, water, water rights, and water stock, and all fixtures now or hereafter attached to the property, all of which, including replacements and additions thereto, shall be deemed to be and remain a part of the property covered by this Mortgage; and all of the foregoing, together with said property (or the leasehold estate if this Mortgage is on a leasehold) are herein referred to as the "Property."

Borrower covenants that Borrower is lawfully seized of the estate hereby conveyed and has the right to mortgage, grant and convey the Property, that the Property is unencumbered, and that Borrower will warrant and defend generally the title to the Property against all claims and demands, subject to any declarations, easements or restrictions listed in a schedule of exceptions to coverage in any title insurance policy insuring Lender's interest in the Property.

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