

Post Office Box 485
Travelers Rest, South Carolina 29690
MORTGAGE OF REAL ESTATE - Office of WILLIAM D. JAMES, Attorney at Law, Greenville, S. C.
GREENVILLE, S. C.

STATE OF SOUTH CAROLINA,
County of Greenville

BOOK 1533 PAGE 584

To All Whom These Presents May Concern:

WHEREAS,

SPIRO I. CONITS

hereinafter called the mortgagor(s), is (are) well and truly indebted to THE BANK OF TRAVELERS REST
hereinafter called the mortgagee(s).

in the full and just sum of Twenty-Five Thousand and No/100 (\$25,000.00)——

Dollars, in and by a certain promissory note in writing of even date herewith, due and payable as follows:

ACCORDING TO THE TERMS OF THE NOTE EXECUTED SIMULTANEOUSLY HEREWITH.

with interest from _____ at the rate of _____ per centum per annum until paid;
interest to be computed and paid _____ and if unpaid when due to bear interest at the same
rate as principal until paid, and the mortgagor(s) has (have) further promised and agreed to pay ten per cent
of the whole amount due for attorney's fee, if said note be collected by an attorney or through legal
proceedings of any kind, reference being thereunto had will more fully appear.

NOW, KNOW ALL MEN, That the said mortgagor(s) in consideration of the said debt and sum of
money aforesaid, and for the better securing the payment thereof, according to the terms of the said note,
and also in consideration of the further sum of Three Dollars, to the mortgagor(s) in hand well and truly
paid at and before the sealing and delivery of these presents, the receipt whereof is hereby acknowledged,
have granted, bargained, sold and released, and by these presents do grant, bargain, sell and release unto the
said mortgagee(s) the following described real property:

ALL that piece, parcel or lot of land situate, lying and being at the Southeastern
corner of the intersection of U.S. Highway 25 and Hawkins Road, in the City of
Travelers Rest, County of Greenville, State of South Carolina, and shown as a
0.835 Acre Tract on a plat prepared by W.R. Williams, Jr., dated July 14, 1978,
entitled "Survey for L.H. Tankersley, Trustee", and, according to said plat, has
the following metes and bounds, to-wit:

BEGINNING at an iron pin at the Southeastern corner of the intersection of U.S.
Highway 25 and Hawkins Road, and running thence with the Southern side of Hawkins
Road N. 78-18 E. 250 feet to an iron pin; running thence S. 2-15 W. 150 feet to
an iron pin; running thence S. 78-18 W. 250 feet to an iron pin on the Eastern
side of U.S. Highway 25; running thence with the Eastern side of said Road
N. 2-15 E. 150 feet to an iron pin, point of beginning.

This is the identical property conveyed to the Mortgagor herein by L. H. Tankersley,
Trustee, by Deed dated July 28, 1978, recorded July 28, 1978, in Deed Book 1084 at
Page 49.

This mortgage is junior in lien to that certain note and mortgage heretofore
executed unto The Bank of Travelers Rest recorded in Mortgage Book 1513 at Page
74 in the original amount of \$110,000.00.

At the option of the Mortgagee, the indebtedness secured hereby shall become due
and payable if the Mortgagor shall convey the mortgaged premises or if the title
thereto shall become vested in any other person or party for any other reason
whatsoever.

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