

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

FILED
GREENVILLE CO. S. C.
JUL 14 2 37 PM '70
OLLIE FARNSWORTH
R. M. C.

BOOK 1160 PAGE 427

MORTGAGE OF REAL ESTATE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, Lindsey, Inc.

(hereinafter referred to as Mortgagor) is well and truly indebted unto W. N. Leslie, Inc.

(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 FOUR THOUSAND FOUR HUNDRED and No/100 -----
Dollars (\$ 4,400.00) due and payable

One year from date hereof with the right to anticipate.

with interest thereon from date at the rate of Seven per centum per annum, to be paid: Annually

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, town of Taylors, on the Southerly side of old U. S. Hwy. 29 and having according to a Plat prepared by Campbell & Clarkson dated December 31, 1968, the following metes and bounds to wit:

BEGINNING at an iron pin on the Southeasterly side of old U. S. Hwy 29 which iron pin is the joint corner of property of the Grantor and Stevenson Memorial Methodist Church and running thence along old U. S. Hwy. 29 S.33-38W 15 ft. to a point; thence S.37-07W 53.2 ft. to a point; thence S.39-22W 63.7 ft. to a point; thence S.43-44W 62.75 ft to a point; thence S.46-49W 62.3 ft. to a point; thence S.51-47W 59 ft. to a point; thence S.52-37W 18 ft. to a point; thence N.52-37E 397 ft. to a point; thence N.37-23W 75.5 ft. to a point; thence S.88-21W 84.2 ft. to the point of beginning.

The Grantor reserves an easement of 18 feet along the Westerly side of the above described property for a distance of 74.2 ft. for purposes of ingress and egress to other property owned by the Grantor: said easement to run with the land.

Together with all and singular rights, members, herditaments, and appurtenances to the same belonging in any way incident or appertaining, and of all 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 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, 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.