

USL—FIRST MORTGAGE ON REAL ESTATE

FILED
GREENVILLE CO. S. C.

MORTGAGE

JUN 29 1 13 PM '77

OLLIE FARNSWORTH
R. M. C.

State of South Carolina

COUNTY OF GREENVILLE

To All Whom These Presents May Concern: **I, Jo Ann P. Leaphart**

(hereinafter referred to as Mortgagor) SEND(S) GREETING:

WHEREAS, the Mortgagor is well and truly indebted unto GREER FEDERAL SAVINGS AND LOAN ASSOCIATION, GREER, S. C., (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

FORTY THOUSAND & NO/100 - - - - -
DOLLARS (\$ **40,000.00** - -), with interest thereon from date at the rate of **seven & one-half (7½%)**
per centum per annum, said principal and interest to be repaid as therein stated, and

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 purpose:

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, on the North-western side of Stratton Place near the City Of Greenville, being known as Lot No. 25 as shown on a plat of Huntington (Sheet No. 1) prepared by Piedmont Engineers and Architects, dated May 4, 1968, and recorded in the R. M. C. Office for Greenville County, South Carolina, in Plat Book "WWW", at page 23-B, and having, according to said plat, the following metes and bounds:**

BEGINNING at an iron pin on the Northwestern side of Stratton Place at the joint front corner of Lot Nos 24 and 25 and running thence with the line of Lot No. 24, N. 7-32 W. 324.6 feet to an iron pin in the line of Lot No. 27; thence with the rear lines of Lots Nos. 27 and 28, S. 86-03 W. 285 feet to an iron pin at the joint rear corner of Lots Nos. 25 and 26; thence with the line of lot No. 26, S. 17-10 E. 361.59 feet to an iron pin on the Northwestern side of Stratton Place; thence with the Northwestern side of Stratton Place the following courses and distances: N. 71-26 E. 30 feet to an iron pin, thence N. 76-45 E. 99.75 feet to an iron pin; thence N. 83-26 E. 95.3 feet, the point of beginning.

THE premises hereinabove described are conveyed subject to certain restrictions and protective covenants recorded in the R. M. C. Office for Greenville County, South Carolina, in Deed Book 740 at page 269 and in Deed Book 815 at page 313 and subject to all roadways, easements, and rights-of-way, if any, affecting the above described property.

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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