

MORTGAGE OF REAL ESTATE
GREENVILLE CO. S. C.

WILLIAM B. LONG, JR.
119 Main St., Greenville, S. C.

STATE OF SOUTH CAROLINA
COUNTY OF Greenville

FILED
NOV 17 10 30 AM '73

JOHNNIE S. TANKERSLEY
R.M.C.

TO ALL WHOM THESE PRESENTS MAY CONCERN:

BOOK 1284 PAGE 667

WHEREAS, I, W. N. Leslie

(hereinafter referred to as Mortgagor) is well and truly indebted unto First Piedmont Bank & Trust Company

(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 One Hundred and Twenty Five Thousand and No/100-----
-----Dollars (\$ 125,000.00) due and payable

six (6) months from date.

with interest thereon from _____ date _____ at the rate of 1-1/2% ^{prime rate} over _____ per centum per annum, to be paid: quarterly

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:

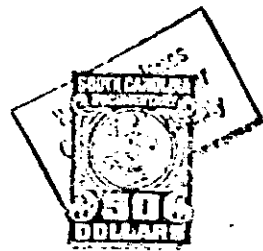
NOW, KNOW ALL MEN, That the Mortgagor, in consideration of the aforesaid debt, and in order to secure the payment thereof, and of any other and further sums for which the Mortgagor may be indebted to the Mortgagee at any time for advances made to or for his account by the Mortgagee, and also in consideration 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, on the northern side of Lowndes Hill Road, containing 1.54 acres, and having, according to a plat entitled "Final Plat-W.N. Leslie" by R. B. Bruce, Reg. Surveyor, dated August 22, 1972, the following metes and bounds, to-wit:

BEGINNING at a point on the northern side of Lowndes Hill Road at the joint front corner of the subject tract with property now or formerly belonging to W. L. Leslie and running thence with the joint line with said W. L. Leslie property N. 1-41 E. 143.65 feet to a point; thence continuing with the joint line with said W. L. Leslie property S. 87-57 E. 70 feet to a point on the joint line with property now or formerly belonging to Lowndes Hill Realty; thence with said joint line with Lowndes Hill Realty property N. 1-41 E. 143.65 feet to a point on the joint rear corner of the subject lot with property now or formerly belonging to M & S Chemicals; thence with the joint line of the property of said M & S Chemicals N. 88-44 W. 200 feet to a point on the joint line of property now or formerly belonging to Lowndes Hill Realty; thence with the joint line with said Lowndes Hill Realty property S. 15-09 W. 292.2 feet to a point on the northern side of Lowndes Hill Road, said point being located S. 87-57 E. 100 feet from the eastern boundary on Lowndes Hill Road of property now or formerly belonging to Mechanical Supplies; thence running with the northern edge of Lowndes Hill Road S. 87-57 E. 198.1 feet to the point of beginning.

This being the identical property conveyed to the Mortgagor herein by two deeds from Lowndes Hill Realty recorded, respectively, in Greenville County Deed Book 947 at page 473 and Greenville County Deed Book 948 at page 231.

This mortgage is subject to all existing restrictions, setback lines, roadways, zoning ordinances, easements and rights-of-way appearing on the property and/or of record.



Together with all and singular rights, members, hereditaments, and appurtenances to the same belonging 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 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 hereinafore described in fee simple absolute, that it has good right and is lawfully entitled 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.