

FILED
GREENVILLE
AUG 18 2 58 PM '83
DONNIE S. MOLEY

1983-08-18

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

MORTGAGE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

Leonard T. Lee

in the State aforesaid, hereinafter called the Mortgagor, sends greetings

As used herein the word "Mortgagor" shall mean the maker of this mortgage and shall include one or more persons, partnerships or corporations as the context may require, and the word "Association" shall mean the Security Federal Savings and Loan Association of South Carolina, Greenville, S.C.

WHEREAS, the Mortgagor is well and truly indebted unto Security Federal Savings and Loan Association of South Carolina, a corporation chartered under the laws of the United States, as evidenced by Mortgagor's promissory note of even date herewith, the terms of which are incorporated herein by reference, in the principal sum of Ten Thousand and no/100 (\$ 10,000.00) Dollars, with interest from date at the rate therein provided, until paid, said principal and interest to be paid in monthly installments and applied as therein provided, the last of which shall be due and payable on the 1st day of August, 1993; which note further provides, among other things, that upon failure of the Mortgagor to abide by the By-Laws, rules or regulations of the Association or any of the covenants herein contained, or upon default in payment of any installment the Association may, at its option, declare the full amount due thereunder immediately due and payable, together with a reasonable sum as an attorney's fee if placed in the hands of an attorney, and this mortgage enforced for payment thereof, and,

WHEREAS, this mortgage is given to secure the principal indebtedness as hereinabove set forth, as evidenced by said promissory note, together with any advances necessary for the protection of the security, interest on said principal and advances, costs and attorney's fees

NOW, KNOW ALL MEN BY THESE PRESENTS, That the said Mortgagor, in consideration of the said debt and sum of money aforesaid, and for the better securing the payment thereof to the said Security Federal Savings and Loan Association of South Carolina, according to the terms of the said note, and also, in consideration of the further sum of Three (\$300) Dollars to the said Mortgagor in hand well and truly paid by the said Security Federal Savings and Loan Association of South Carolina, 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 said Security Federal Savings and Loan Association of South Carolina, its successors and assigns

ALL that piece, parcel or tract of land containing 14.32 acres situate, lying and being in Greenville County, South Carolina, and being shown as Tract #1 on a plat of the property of Leonard T. Lee prepared by Freeland & Associates, October 23, 1973, and recorded in the RMC Office for Greenville County in Plat Book 5R, Page 33, reference being craved hereto to said plat for exact metes and bounds.

This is a second mortgage junior to that of The Federal Land Bank of Columbia, South Carolina, as recorded in the RMC Office for Greenville County, South Carolina, in Mortgage Book 1365 at page 680 in the original amount of \$40,000.00.

This is a part of that property conveyed to Mortgagor by deed of F. Pierce Williams, Jr., as Trustee for R. Karlton Ranew, Raymond N. Campbell and F. Pierce Williams, Jr., by deed recorded November 1, 1973 in the RMC Office for Greenville County, South Carolina, in Deed Book 987 at page 451.

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4325 W.S.

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