

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

MORTGAGE OF REAL ESTATE
TO ALL WHOM THESE PRESENTS MAY CONCERN,

WHEREAS, we, A. B. Leckie and Dorothy R. Leckie,

(hereinafter referred to as Mortgagor) is well and truly indebted unto Botany Woods Building and Sales Company, Inc., its Successors and Assigns forever:

(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:

Five Thousand and No/100----- Dollars (\$ 5,000.00) due and payable

\$75.00 on the 17th day of each and every month hereafter commencing November 17, 1961; payments to be applied first to interest, balance to principal. Balance due one year from date with the privilege to anticipate payment at any time.

with interest thereon from date at the rate of six per centum per annum, to be paid monthly

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

All that piece, parcel or lot of land situate, lying and being in the County of Greenville, State of South Carolina, on the northwestern side of Rollingbridge Drive and being known and designated as Lot No. 212, Sector 5 of Botany Woods as shown on plat thereof recorded in the R. M. C. Office for Greenville County in Plat Book "YY", at Pages 6 and 7 and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the northwestern side of Rollingbridge Drive at the joint front corner of Lots Nos. 212 and 213 and running thence along said Drive, S. 44-24 W. 70 feet to an iron pin; thence continuing along said Drive, S. 52-43 W. 85 feet to an iron pin; thence along the joint line of Lots Nos. 212 and 211, N. 43-03 W. 175.3 feet to an iron pin; thence N. 19-47 E. 59.6 feet to an iron pin; thence N. 70-02 E. 82.2 feet to an iron pin; thence S. 45-02 E. 172.4 feet to the point of beginning.

The above is the same property conveyed to the mortgagors by the mortgagee by deed of even date to be recorded.

ALSO: All that piece, parcel or lot of land situate, lying and being in the City and County of Greenville, State of South Carolina on the northern side of Campbell Street and being known and designated as Lot No. 129 of University Heights as shown on plat thereof recorded in the R. M. C. Office for Greenville County in Plat Book "BB", at Page 21 and being the same property conveyed to A. B. Leckie by deed recorded in Deed Book 572, at Page 123.

It is specifically understood that this mortgage is junior to a mortgage given this date to C. Douglas Wilson & Co. in the amount of \$25,000.00.

Together with all and singular rights, members, hereditaments, 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.

See Greenville Plat 127 Reel D and Book 687 Page 252 deed to Wilson & Co.

*paid and satisfied in use this
17th day of Oct: 1962.*

*Botany Woods Building & Sales Company, Inc.
By John S. Taylor, Jr.
pres.*

*Witness:
Robbie A. Feltner*

*18 OCT 1962
Robbie Feltner
R. M. C. Office
1107 O'Clock Bldg. R. M. No. 10405*