

FILED
GREENVILLE CO. S. C.

STATE OF SOUTH CAROLINA

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BOOK 1225 PAGE 621

COUNTY OF GREENVILLE

MORTGAGE OF REAL ESTATE

OLLIE FARNSWORTH
R. M. C.

TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, I, William A. Leslie, of Greenville County, am
(hereinafter referred to as Mortgagor) is well and truly indebted unto Southern Bank and 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 Fifty Thousand and No/100-----

----- Dollars (\$ 50,000.00) due and payable
Five Hundred Seventy-Four and 13/100 (\$ 574.13) Dollars on the 15th day of April, 1972, and
Five Hundred Seventy-Four and 13/100 (\$ 574.13) Dollars on the 15th day of each and every
succeeding calendar month thereafter until the principal debt has been paid in full, said pay-
ments to be applied first to interest and then to the principal balance remaining due from month
to month,
with interest thereon from date at the rate of 6-3/4 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 Greenville, on the northern side of Cleveland Street at its

intersection with Winterberry Court, being known and designated as Lot 1-A as shown on a plat of the Property of William A. Leslie prepared by R. B. Bruce, R. L. S., dated June 28, 1961, being recorded in the R. M. C. Office for Greenville County in Plat Book VV at Page 155 and having, according to said plat, the following metes and bounds, to-wit:

"BEGINNING at an iron pin on the northern side of Cleveland Street at its intersection with the western side of Winterberry Court and running thence with the northern side of Cleveland Street, N. 82-18 W. 97.6 feet to an iron pin; thence continuing with the northern side of Cleveland Street, N. 72-28 W. 32.4 feet to an iron pin, joint front corner of Lot 1-A and 1-B; thence with the joint line of said lots, N. 0-38 W. 152.6 feet to an iron pin in the line of Lot 2; thence N. 83-10 E. 107.5 feet to an iron pin on the western side of Winterberry Court; thence with Winterberry Court, S. 6-50 E. 189.6 feet to the beginning corner."

The mortgagor does hereby subordinate to the within mortgage a certain lease which the mortgagor holds as Landlord with Leslie Advertising Agency as tenant dated May 14, 1965, commencing June 1, 1965 and ending May 31, 1975, which lease is recorded in the R. M. C. Office for Greenville County in Deed Vol. 831, at Page 423.

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.