

STATE OF SOUTH CAROLINA GREENVILLE CO. S. C. MORTGAGE OF REAL ESTATE  
COUNTY OF GREENVILLE

FILED  
FEB 15 4 04 PM '74  
DOHNIE S. TANKERSLEY  
R.H.C.

TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, I, Maggie Garrett Leake,

(hereinafter referred to as Mortgagor) is well and truly indebted unto Southern Bank and Trust Company, Fountain Inn, 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 Two Thousand Two Hundred Forty-eight and 20/100 Dollars (\$ 2,248.20 ) due and payable

in eighteen (18) monthly installments of One Hundred Twenty-four and 90/100 (\$124.90) Dollars beginning March 1, 1974 and continuing on the like day of each month thereafter until paid in full, with payment first to interest and balance to principal with interest thereon from date at the rate of seven per centum per annum, to be paid: and computed 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, Fairview Township, being known and designated as Lot #3 on a plat of property of Mary E. Leake Estate by Campbell and Clarkson, Surveyors, Inc., dated September 21, 1973, which plat is recorded in the R.M.C. Office for Greenville County in Plat Book 5-D at Page 22, and has, according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin at the Southern edge of Bryson Road, joint front corner with Lot #2, and running thence with Bryson Road N. 56-41 E. 100 feet to an iron pin, joint front corner with Lot #4; thence S. 33-19 E. 400.2 feet to an iron pin, joint rear corner with Lot #4; thence S. 72-42 W. 104.0 feet to an iron pin, joint rear corner with Lot #2; thence N. 33-19 W. 371.6 feet to an iron pin, the point of beginning.

This is a portion of the property of the Mary E. Leake Estate which Estate is on file at the Probate Court for Greenville County in Apt. 1282, File 8-A.

This is the same property conveyed to the Mortgagor herein by deed of A. E. Green and Mary Alice L. Rumfelt, co-executors of the Estate of Mary E. Leake, of even date herewith.



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.

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