

STATE OF SOUTH CAROLINA
 COUNTY OF GREENVILLE
 FILED GREENVILLE CO. S. C.
 JUL 12 10 22 AM '74
 MORTGAGE OF REAL ESTATE
 TO ALL WHOM THESE PRESENTS MAY CONCERN:
 BERNIE S. TANKERSLEY
 R.M.C.

BOOK 1316 PAGE 349

WHEREAS, GEORGE A. LEUBECKER and CHARLEEN T. LEUBECKER

(hereinafter referred to as Mortgagor) is well and truly indebted unto HENRY G. HOLLAWAY and MARGARET A. HOLLAWAY

(hereinafter referred to as Mortgagee) as evidenced by the Mortgagee's promissory note of even date herewith, the terms of which are incorporated herein by reference, in the sum of SEVENTY-ONE THOUSAND AND NO/100

Dollars \$71,000.00; due and payable as follows: Six Hundred Sixteen and 16/100 (\$616.16) Dollars the 8th day of August, 1974, and Six Hundred Sixteen and 16/100 (\$616.16) Dollars the 8th day of each month thereafter until paid in full, said payment to be applied first to interest and the balance to principal,

with interest thereon from date at the rate of 8-1/2 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:

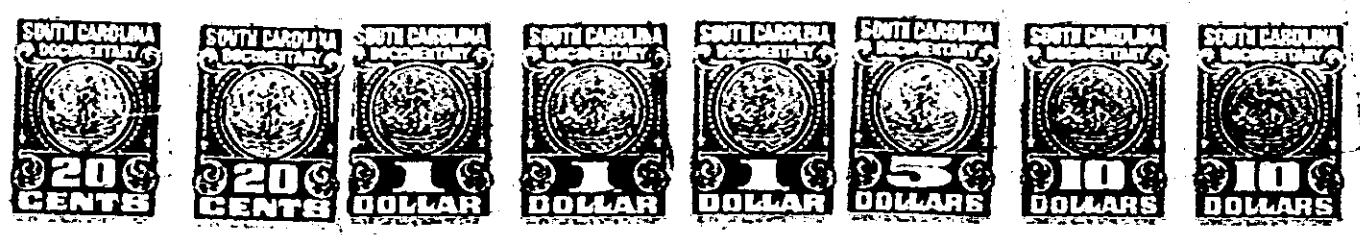
NOW, KNOW ALL MEN, That the Mortgagor, in consideration of the aforesaid debt, and in order to secure the payment thereof, and of any other and further sums for which the Mortgagor may be indebted to the Mortgagee at any time for advances made to or for his account by the Mortgagee, and also in consideration 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, Chick Springs Township, being known and designated as Lot No. 7, Section A, of a Subdivision known as Green Forest, as shown on plat thereof prepared by Woodward Engineering Service, December, 1956, and recorded in the R.M.C. Office for Greenville County in Plat Book KK at Page 85, and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at iron pin on southeastern side of Edwards Road, the joint front corner of Lots Nos. 7 and 8, Section A, and running thence along joint line of said Lots S 65-15 E 175 feet to iron pin on line of Duke Power Co., S 8-05 E 91 feet to iron pin on line of Duke Power Co. right-of-way; thence along line of said right-of-way S 72-58 W 31 feet to iron pin on northeastern side of Pinnacle Drive; thence along northeastern side of Pinnacle Drive, following the curvature thereof, the chord of which is N 76-43 W 98.7 feet to iron pin; thence continuing along Pinnacle Drive S 72-58 W 71.4 feet to iron pin; thence following curvature of Pinnacle Drive as it intersects with Edwards Road, the chord of which is N 43-50 W 45.1 feet to an iron pin on southeastern side of Edwards Road; thence along southeastern side of Edwards Road N 19-22 E 99.7 feet to iron pin; thence continuing along the southeastern side of Edwards Road N 24-45 E 48 feet to iron pin, the Beginning corner.

This conveyance is made subject to any and all existing reservations, easements, rights-of-way, zoning ordinances and restrictions or protective covenants that may appear of record, on the recorded plat(s) or on the premises.

Also all equipment located in the security property used in connection with the operation of a day care center for children.



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.

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