

STATE OF SOUTH CAROLINA  
COUNTY OF Greenville

FILED  
GREENVILLE CO. S.C.  
MORTGAGE OF REAL ESTATE  
TO ALL WHOM THESE PRESENTS MAY CONCERN:  
MAY 4 4 47 PM '84

WHEREAS, DARVIN SHOEMAKER R.M.C.

(hereinafter referred to as Mortgagor) is well and truly indebted unto W.N. LESLIE, INC.

(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

\$2,500.00 in Thirty (30) days from date hereof and balance of \$2,500.00 being due and payable in Ninety (90) days from date hereof.

with interest thereon from at the rate of NO INTEREST per centum per annum to be paid:

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, being shown and designated as Lot 190, as shown on REVISED PLAT OF HERITAGE LAKES SUBDIVISION, recorded in the RMC Office for Greenville County in Plat Book 8-P, at Page 43 and also as shown on a more recent survey prepared by Arbor Engineering dated April 10, 1984, revised May 3, 1984, entitled, "Property Survey of Darvin Shoemaker DBA Shoemaker Construction", and having, according to the more recent survey the following metes and bounds, to-wit"

BEGINNING at an old iron pin on the southern side of Harlequin Court at the joint front corner of Lots 190 and 189; thence running along said property line S 19-23 W 153.53 feet to an old iron pin; thence turning and running N 72-18 W 54.90 feet to an old iron pin; thence turning and running along property line of Lots 190 and 191, N 0-09 W 169.43 feet to an old iron pin; thence turning and running along Harlequin Court S 75-35 E 50.33 feet to an old iron pin; thence continuing with the said Harlequin Court S 62-22 E 62.30 feet to the point of BEGINNING.

This being the same property conveyed to Mortgagor by deed of Donnie Shaw to be recorded of even date herewith.

It is understood that this mortgage is second and junior in lien to that certain mortgage held by First Federal Savings and Loan Association of South Carolina, recorded in Mortgage Book \_\_\_\_\_, at Page \_\_\_\_\_, in the RMC Office for Greenville County on \_\_\_\_\_ in the original amount of \$57,200.00

STATE OF SOUTH CAROLINA  
SOUTH CAROLINA TAX COMMISSION  
DOCUMENTARY  
MAY-84 STAMP TAX \$ 0 2 . 0 0

Together with all and singular rights, members, hereditaments, and appurtenances to the same belonging in any way incident or appertaining, and all of 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

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