

STATE OF SOUTH CAROLINA

COUNTY OF Greenville

MORTGAGE OF REAL ESTATE

BOOK 981 PAGE 479

TO ALL WHOM THESE PRESENTS MAY CONCERN:

JUN 12 4 43 PM 1975

WHEREAS, I, Ray W. Bayne

(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 One Thousand and no/100

Dollars (\$1,000.00) due and payable

by credit of \$50.00 on each heating job done for W. N. Leslie, Inc.

with interest thereon from date at the rate of 6 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, on the Western side of Brockman Avenue, in Sans Souci, near the City of Greenville, being shown and designated as a portion of Lot #24, on a plat of the property of Suburban Land Company, recorded in the R. M. C. Office for Greenville County, S. C., in Plat Book A, pages 510 and 511, and having according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the Western side of Brockman Avenue, and running thence with the Western side of Brockman Avenue, N. 10-08 E. 61 feet to an iron pin; thence N. 64-32 W. 165.8 feet to an iron pin; thence S. 25-05 W. 67.1 feet to an iron pin at the corner of Lots Nos. 16 and 17; thence S. 57-05 E. 33.9 feet to an iron pin; thence along the line of property now or formerly belonging to Hughes, S. 69-30 E. 149.6 feet to an iron pin, the beginning corner.

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.

FOR SATISFACTION TO THIS MORTGAGE SEE
SATISFACTION BOOK 31 PAGE 350

SATISFIED AND CANCELLED OF RECORD
30 DAY OF June 1975
Dennis B. [Signature]
R. M. C. FOR GREENVILLE COUNTY, S. C.
AT 3:54 O'CLOCK P. M. NO. 31016