

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

MORTGAGE OF REAL ESTATE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, Leland Edgar

hereinafter referred to as Mortgagor) is well and truly indebted unto Lula Mae Alexander

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

Four Thousand Six Hundred Ten and NO/100ths Dollars (\$ 4,610.00 . . .) due and payable

on March 12, 1978

with interest thereon from at the rate of 0% per centum per annum, to be paid.

WHEREAS, the Mortgagor may hereafter become involved 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 to 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 and being on the western side of Daniel Avenue, and known and designated as Lot No. 84 of Camella Park, Number 2, property of John B. Marshall's Estate, plat of which is recorded in the R.M.C. Office for Greenville County, South Carolina, in Plat Book M at Page 85, and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the western side of Daniel Avenue, which iron pin is 286.7 feet from the northwestern intersection of Welcome and Daniel Avenues, joint corner of Lots No. 83 and 84, and thence with the joint line of said lots S. 69-06 W. 270 feet to an iron pin, joint rear corner of Lots Nos. 75, 76, 83 and 84, thence with the joint line of Lots Nos. 75 and 84 N. 9-16 E. 80 feet to an iron pin, joint rear corner of Lots 74, 75, 84 and 85, thence with the line of Lot No. 85, N. 59-30 E. 224 feet to an iron pin on the western side of Daniel Avenue, thence along the western side of said Avenue S. 26-30 E. 106.8 feet to the point of beginning.

This property is conveyed subject to all restrictions, easements and zoning ordinances of record or on the ground affecting said property.

DERIVATION: This is that same property conveyed to Leland Edgar by deed of Lula Mae Alexander dated and recorded concurrently herewith.

This is a second mortgage junior and inferior to that mortgage to Family Federal Savings and Loan Association in the amount of \$8,000.00 dated and recorded concurrently herewith.

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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 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 Mortgagee 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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