

Address: Route Three, Box 149
Landrum, South Carolina 29356

STATE OF SOUTH CAROLINA
COUNTY OF Greenville

MORTGAGE OF REAL ESTATE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, Robert Leonard

(hereinafter referred to as Mortgagor) is well and truly indebted unto R. Spurgeon West

(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 Seven Thousand Five Hundred and no/100 Dollars (\$ 7,500.00) due and payable

at Landrum, S. C. in monthly installments of One Hundred fifty Dollars and no cents (\$150.00) each with the first such installment due and payable on the first day of February, 1985 and a like installment due thereafter on the first of each month until paid in full. Any payment not paid by 10th of each month there will be a late payment charge of \$1.00 per day ever day late. If payment gets 60 days behind property goes back to the seller with interest thereon from date at the rate of Twelve per centum per annum, to be paid: as above stated/ Spurgeon West

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 accounts 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:

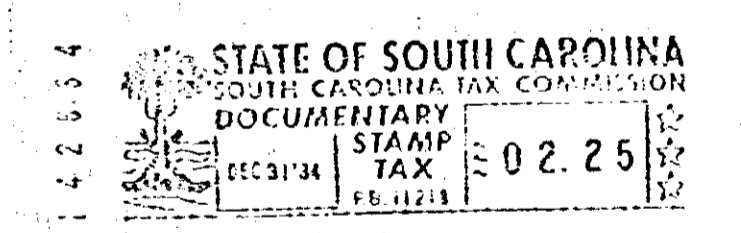
"ALL that certain piece, parcel or lot of land, with all improvements thereon, or hereafter constructed thereon, situate, lying and being in the State of South Carolina, County of Greenville

ALL that certain parcel or lot of land located in the State of South Carolina, County of Greenville on the north side of Highway No. 180, near Landrum, and being bounded by other lands of Spurgeon West on the north and Shelba Jean Lockhart on the east, and having the following courses and distances, to-wit:

BEGINNING at an iron pin on the south side of state road number 180 and running thence N 30 - 15 E 205.17 feet to an iron pin; thence N 17 - 33 E 207.46 to an iron pin; thence in a westerly direction 62 feet more or less; thence in a southerly direction 420 feet more or less to an iron pin; thence in a southerly direction 61 feet 6 inches more or less to an iron pin on the south side of State Road No. 180; thence in an easterly direction 278 feet more or less to the point of beginning. This being a portion of the property conveyed to Spurgeon West by deed from C. S. West recorded in the RMC Office for Greenville County.

This being the same property conveyed to us by R. Spurgeon West by deed to be recorded herewith.

Greenville County Block Map Number: _____



420 3

Together with all and singular rights, members, heritaments, 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.

GREENVILLE
DEC 31
DONNIE R. HANKS
R.M.C.

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