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GREENVILLE CO. S.C.

DEC 13 4 58 PM 1957

OLLIE FARNSWORTH
R.M.C.

First Mortgage on Real Estate

MORTGAGE

STATE OF SOUTH CAROLINA)
COUNTY OF GREENVILLE)

TO ALL WHOM THESE PRESENTS MAY CONCERN:

LESLIE & SHAW, INC. (hereinafter referred to as Mortgagor) SEND(S) GREETING:

WHEREAS, the Mortgagor is well and truly indebted unto CAROLINA FEDERAL SAVINGS AND LOAN ASSOCIATION OF GREENVILLE, Greenville, S. C., (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 Four Hundred and No/100 ---------- DOLLARS ($ 4,400.00), with interest thereon from date at the rate of Six ---------- per centum per annum, said principal and interest to be paid as therein stated, and

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 purpose, and

WHEREAS, the unpaid balance of said debt or debts, if not sooner paid, shall be due and payable,

September 1, 1969

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 piece, parcel or lot of land, with all improvements thereon, or hereafter constructed thereon, situate, lying and being in Greenville Township, Greenville County, State of South Carolina being known and designated as Lot No. 17 as shown on a plat entitled "Property of Leslie & Shaw, Inc." prepared by C. C. Jones & Associates, dated February, 1957, and recorded in the R. M. C. Office for Greenville County in Plat Book NN at page 3, and having according to said plat the following metes and bounds:

BEGINNING at an iron pin on the Southeastern side of Morris Street at the joint front corner of Lots Nos. 17 and 18 and running thence with the line of Lot No. 18, S. 9-48 W. 139.4 feet to an iron pin in the line of an unnumbered lot; thence with the line of said unnumbered lot N. 80-17 W. 75 feet to an iron pin on the Eastern side of Edwards Road; thence with the Eastern side of Edwards Road N. 9-43 E. 125 feet to an iron pin; thence with the curve of the intersection of Edwards Road and Morris Street, the chord of which is N. 54-43 E. 21.3 feet to an iron pin on the Southern side of Morris Street; thence with the Southern side of Morris Street S. 80-17 E. 60 feet to the point of beginning.

This is a portion of the property conveyed to the mortgagor herein by deed of Verner Springs Water Company, dated February 11, 1957, and recorded in the R. M. C. Office for Greenville County in Deed Book 571 at page 215.