WITE CO.

MORTGAGE OF REAL ESTATE Offices of MANN, Attorne ys at Law, Greenville, S. C. STATE OF SOUTH CAROLINA 950 COUNTY OF GREENVILLE

MORTGAGE OF REAL ESTATE

955 PAGE 523

TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS.

I, James A. Leppard,

(hereinafter referred to as Mortgagor) is well and truly indebted unto

FIRST CAROLINA MORTGAGE COMPANY

(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

Two Thousand Six Hundred Ninety-Nine and 43/100----- Dollars (\$ 2,699.43 due and payable

Due and payable at the rate of \$52.18 per month for 60 months beginning May 1, 1964 and continuing thereafter until paid in full; payments to be applied first to interest, and then to principal.

with interest thereon from date at the rate of

Six 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, City of Greenville, known and designated as Lot No. 1 of Avon Park Subdivision, plat of which is recorded in the R. M. C. Office for Greenville County in Plat Book "KK", Page 71 and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the northern side of Sheffield Lane, joint corner of Lots Nos. 1 and 4 and running thence along the northern side of said Lane N. 66-13 W. 73.1 feet to an iron pin; thence continuing along said Lane N. 61-11 W. 109.8 feet to an iron pin; thence with the curve where Sheffield Lane intersects with East Lee Road, the chord of which is N. 5-11 W. 27.9 feet to an iron pin on the southeastern side of East Lee Road; thence with said Road N. 50-54 E. 68.3 feet to an iron pin on the southeastern side of said road; thence continuing N. 47-13 E. 93.9 feet to an iron pin; thence with the common line of Lots Nos. 1 and 2 S. 42-29 E. 75 feet to an iron pin; thence with the common line of Lots Nos. 1 and 3 in a southerly direction 60 feet to an iron pin; thence with the common line of Lots Nos. 1 and 4 S. 8-06 W. 102.6 feet to an iron pin on the northern side of Sheffield Lane, point of

The above is the same property conveyed to the mortgagor by deed dated May 28, 1963 and recorded in the R. M. C. Office for Greenville County in Deed Book 728, Page 10.

This is a second mortgage being junior in lien to that certain mortgage given to Carolina Federal Savings and Loan Association dated May 28, 1963 in the original amount of \$11,250.00 and recorded in the R. M. C. Office for Greenville County in Mortgage Book 923, Page 528.

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STATE OF SOUTH CAROLINA)
COUNTY OF GREENVILLE) ASSIGNMENT)

FOR VALUE RECEIVED, the undersigned hereby assigns, transfers and sets over unto Southeastern Fund, a corporation, the within mortgage and the note which it secures, without recourse.

In the Presence of:

FIRST CAROLINA MORTGAGE COMPANY

BY

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 berein. 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 /2 PAGE

SATISFIED AND CANCELLED OF RECORD