

First Mortgage on Real Estate

MORTGAGE

STATE OF SOUTH CAROLINA }
COUNTY OF GREENVILLE }

TO ALL WHOM THESE PRESENTS MAY CONCERN:

Morris Weisz, Eva B. Weisz, Harry Lerner and Lily Lerner -----
------(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 One Hundred Thousand and No/100 -----

DOLLARS (\$ 100,000.00 -----); with interest thereon as provided in said promissory note, 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, March 1, 1999.-----

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

ALL that piece, parcel or lot of land situate, lying and being on the eastern side of North Franklin Court near the City of Greenville, in the County of Greenville, State of South Carolina and being shown as Lot No. 3 on a plat prepared by Piedmont Engineers, June 20, 1969 for W. N. Leslie and has according to said plat the following metes and bounds, to-wit:

BEGINNING at an iron pin on the eastern side of North Franklin Court at the joint corner of Lots Nos. 2 and 3 as shown on said plat and running thence S. 67-44 E., 122.2 feet to an iron pin; running thence N. 28-19 E., 160 feet to an iron pin at the joint rear corner of Lots Nos. 3 and 4; running thence along the joint line of said lots N. 68-11 W., 139.8 feet to an iron pin on the eastern side of North Franklin Court; running thence with the eastern side of said court S. 22-14 W., 164 feet to an iron pin, point of beginning.

ALL that piece, parcel or lot of land, with improvements thereon, in Greenville County, South Carolina, near the City of Greenville and shown on a plat designated as W. N. Leslie property made by Piedmont Engineers and Architects, dated February 19, 1969 as having the following courses and distances, to-wit:

BEGINNING AT an iron pin on the northeastern side of North Franklin Road, joint front corner of this lot and J. B. Huggin property, the southwestern corner of lot described herein and running thence with the Huggin line, N. 22-16 E., 140 feet to an iron pin; thence S. 67-44 E., 140 feet to an iron pin; thence S. 22-16 W., 83.3 feet to a stake; thence curving southwesterly, the chord of which is S. 60-53 W., 39 feet to an iron pin on North Franklin Road; thence with the margin of North Franklin Road, N. 80-29 W., 118.7 feet to the point of beginning.

ALL that piece, parcel or lot of land situate, lying and being on the northern side of North Franklin Road near the City of Greenville, in the County of Greenville, State of South Carolina and shown on a plat of property of W. N. Leslie by Piedmont Engineers dated July 2, 1969 as having the following metes and bounds, to-wit:

BEGINNING at an iron pin on the northern side of North Franklin Road which iron pin is 85 feet east from the intersection of North Franklin Road and North Franklin Court and running thence N. 9-31 E., 120 feet to an iron pin; running thence S. 80-29 E., 40 feet to an iron pin; running thence S. 9-31 W., 120 feet to an iron pin on the northern side of North Franklin Road; running thence with the northern side of said road N. 80-29 W., 40 feet to an iron pin, point of beginning.

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