GREENVILLE CO. S. C.

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MORTGAGE OF REAL ES

STATE OF SOUTH CAROLINA COUNTY OF GREENVILLE INIE SETANKERSLEY TO ALL WHOM THESE PRESENTS MAY CONCERN:

Charles L. Lesley WHEREAS,

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

BEATRICE P. SMITH

(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 FIVE THOUSAND NINE HUNDRED AND NO/100-----

Dollars (\$ 5,900.00) dire and pivible

\$94.93 per month for 7 years, commencing November 1, 1977 with each payment applied first to interest and balance to principal and to continue until paid in full

with interest thereon from

date

at the rate of

9%

per centum per annum, to be paid: monthly

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 turther sums for which the Mortgagor may be indebted to the Mortgagoe at any time for advances made to or for his account by the Mortgagoe, and also in consideration of the further sum of Three Dollars (\$5.60) to the Mortgagor in hand well and truly paid by the Mortgagoe 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, on the Southern side of Durham Street, near the City of Greenville, shown as Lot No. 15 of Central Realty Corporation property on plat thereof made by Pickell & Pickell, June 20, 1946, recorded in the RMC Office for Greenville County in Plat Book B, page 199, and having according to said plat the following metes and bounds, to wit:

BEGINNING at stake on Southern side of Durham Street which is 190 feet from intersection of Durham Street with Merritt Street at corner of Lot 14 and running thence along line of that lot S. 22-00 E. 150 feet to stake, rear corner of Lot 14; thence N. 69-30 E. 60 feet to stake at rear corner of Lot 16; thence along line of that lot N. 22-00 W. 150 feet to stake of Southern side of Durham Street at corner of Lot 16; thence along Durham Street S. 69-30 W. 60 feet to beginning.

This being the same property conveyed to the Mortgagor herein by deed of Beatrice P. Smith of even date herewith and recorded in the RMC Office for Greenville County simultaneously herewith.

Mortgagee's Address: Rt. 8 New Dunham Bridge Rd., Greenville, SC 29611

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Together with all and singular rights, members, hereditaments, and appultenances to the same belonging in any way incident or appertuming, and all of the reads, 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 Mortgagor further covenants to warrant and forever defend all and singular the said premises unto the Mortgagoe forever, from and against the Mortgagor and all persons whomsoever lawfully claiming the same or any part thereof.