

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 **Five Thousand Two Hundred and No/100** - - - - -
DOLLARS (\$ 5,200.00), with interest thereon from date at the rate of **Six (6%)** - - -
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,

July 1, 1970

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 **on the Northern side of Long Hill Street in the City of Greenville, County of Greenville, State of South Carolina, being known and designated as a portion of Lot No. 72 of Augusta Road Hills as shown on a plat thereof recorded in the R. M. C. Office for Greenville County in Plat Book M at page 33 and having the following metes and bounds:**

BEGINNING at an iron pin on the Northern side of Long Hill Street at the joint corner of Lots Nos. 59 and 72 and running thence with the Northern side of Long Hill Street, S. 87-04 E. 44.1 feet to an iron pin; thence continuing with the curve of the Northern side of Long Hill Street, the chord of which is S. 69-24 E. 56 feet to a point; thence a new line through Lot No. 72, N. 42-10 E. 75 feet, more or less, to a point in the joint line of Lots Nos. 71 and 72; thence with the line of Lot No. 71, N. 51-42 W. 80 feet, more or less, to an iron pin at the joint rear corner of Lots Nos. 71 and 72; thence with the line of Lots Nos. 61, 60 and 59, S. 42-10 W. 114.7 feet to the point of beginning.

This is the identical property conveyed to the mortgagor herein by deed of Leland W. Kelley dated September 9, 1958 and recorded in the R. M. C. Office for Greenville County, South Carolina, in Deed Book 607 at page 115.