

STATE OF SOUTH CAROLINA }
COUNTY OF GREENVILLE }

MORTGAGE OF REAL ESTATE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

FILED
GREENVILLE CO. S. C.

WHEREAS,

JAMES A. LEPPARD

OCT 6 2 35 PM '82
DONNIE S. JANKER

(hereinafter referred to as Mortgagor) is well and truly indebted to ASSOCIATES FINANCIAL SERVICES

(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 Eighty-Nine Thousand Two Hundred Eighty and NO/100

Dollars (\$ 89,280.00) due and payable

In monthly installments of Nine Hundred Thirty and No/100 Dollars (\$930.00) commencing November 12, 1982 and Nine Hundred Thirty and No/100 Dollars (\$930.00) on the first (1st) day of each and every month thereafter until paid in full. Amount Financed: \$43,093.45

including interest thereon from date hereof at the rate of (21%) 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 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, being shown as Lot 1 on a plat of Avon Park Subdivision, recorded in Plat Book KK at Page 71 in the RMC Office for Greenville County 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 at the joint corner of Lot No. 1 and Lot No. 4 and running thence with 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 curvature 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 N. 47-13 E. 93.9 feet to an iron pin; thence with the common line of Lots 1 and 2 S. 42-29 E. 75 feet to an iron pin; thence with the common line of Lots 1 and 3 in a southerly direction 60 feet to an iron pin; thence with the common line of Lots 1 and 4 S. 8-06 W. 102.6 feet to the point of beginning.

Derivation: North American Acceptance Corporation, Deed Book 961, at Page 289, recorded November 27, 1972.

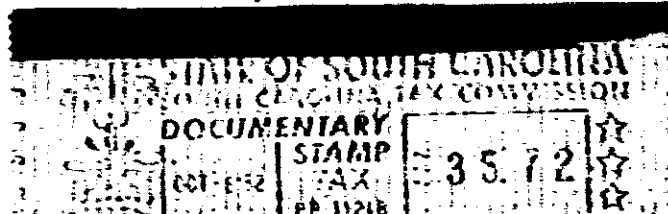
ALSO: ALL those lots designated as Nos. 76X, 77X, 78X, 79X, and 80X of Block B, according to plat recorded in Plat Book F, at Page 211.

ALSO: ALL that piece, parcel or lot of land in Chick Springs Township, Greenville County, State of South Carolina, in School District 9-C, and having the following metes and bounds:

BEGINNING at a point on the southside of a ten foot street, a distance of 24 feet east of Mooney Road, and thence running along said street, N. 70-28 E. 71 feet; thence S. 37-11 E. 112.8 feet; thence S. 61-44 W. 100, more or less, to a point on Mooney Road; thence along Mooney Road N. 32-42 E. 51 feet to a stake; thence N. 70-28 E. 71 feet to a point; thence N. 32-42 W. 25 feet to a point; thence S. 70-28 W. 46 feet, more or less, to a point; thence N. 32-42 W. 50 feet to the beginning corner, being shown on the Greenville County Block Book at Page P5, Section 3, Lot 14.

ALSO: ALL that certain piece, parcel or lot of land with the buildings and improvements thereon lying and being on the easterly side of Mooney Road in the County of Greenville, State of South Carolina, and having the following metes and bounds, to-wit:

SEE CONTINUATION ON ATTACHED SHEET.



Together with all and singular rights, members, hereditaments, and appurtenances to the same belonging in any way manner or appertaining, and all of 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 herein. 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.