

USL—FIRST MORTGAGE ON REAL ESTATE

MORTGAGE

State of South Carolina }
COUNTY OF Greenville }

TO ALL WHOM THESE PRESENTS MAY CONCERN: I, Fred T. Leslie,

(hereinafter referred to as Mortgagor) SEND(S) GREETING:

WHEREAS, the Mortgagor is well and truly indebted unto GREER FEDERAL SAVINGS AND LOAN ASSOCIATION, GREER, 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 - - - -
DOLLARS (\$ 5,000.00), with interest thereon from date at the rate of Six (6%)
per centum per annum, said principal and interest to be repaid 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;

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, on the South side of the Dual Lane Highway No. 29, near Chick Springs, containing 4.91 Acres, more or less, and being shown on a plat made by C.M. Hunter, June 9, 1934, a "Subdivision of the lands of Aggie Lowndes," recorded in Plat Book H, at page 243, and having according to said plat the following metes and bounds, to-wit:

BEGINNING at an iron pin in center of National Highway No. 29 and running thence along the line of the lands of the Flynn Estate, S. 11-45 W. 264 feet to iron pin, corner of Martha L. Williams' tract; thence along the line of her land, S. 86-30 E. 1172 feet to iron pin in line of lands of Tandy Dill; thence with his line, N. 17-30 E. 122.1 feet to stone; thence N. 73-30 W. 686.4 feet to stone; thence S. 74-00 W. 166.3 feet to iron pin; thence N. 80-00 W. 349.4 feet to the beginning corner.

This is the same property as conveyed to Fred T. Leslie by deed of W.H.Field, dated December 30, 1949, and recorded in Deed Book 399, at page 131, R.M.C. Office for Greenville County.

There is excepted, however, from the above described boundary one acre, more or less, upon which the dwelling house of the said Fred T. Leslie is situated.

Together with all and singular the rights, members, hereditaments, and appurtenances to the same belonging or in any way incident 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 and any other equipment or 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.

[Handwritten signatures and notes at the bottom of the page, including "Fred T. Leslie" and "Mortgagee"]