

First Mortgage on Real Estate

OLLIE FARMGORTH
R. M. C.

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 Three Hundred and no/100 -----

DOLLARS (\$5,300.00), 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,

January 1, 1969

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 in Greenville Township, Greenville County, State of South Carolina, being known and designated as Lot No. 25, as shown on a plat entitled "Property of Leslie & Shaw, Inc." prepared by C. C. Jones & Associates, dated February 1957, and recorded in the R. M. C. Office for Greenville County in Plat Book NN at page 3, and having according to said plat the following metes and bounds:

BEGINNING at an iron pin on the Southern side of Morris Street, at the joint front corner of Lots Nos. 25 and 26 and running thence with the joint line of said lots S. 4-26 W. 100 feet to an iron pin at the joint corner of Lots Nos. 25, 26 and 27; thence with the joint line of Lots Nos. 25 and 27 S. 49-29 W. 77.7 feet to an iron pin at the joint rear corners of Lots 25, 27, 28, 32 and 33; thence with the joint line of Lots 25 and 33 N. 49-48 W. 12.2 feet to an iron pin at the joint rear corner of Lots 24 and 25; thence with the joint line of Lots 24 and 25 N. 4-26 E. 147.6 feet to an iron pin on the Southern side of Morris Street at the joint front corner of Lots 24 and 25; thence with the Southern side of Morris Street S. 85-34 E. 65 feet to the point of beginning.

This is a portion of the property conveyed by Verner Springs Water Company to Leslie & Shaw, Inc. by deed dated February 11th, 1957, and recorded in the R. M. C. Office for Greenville County in Deed Book 571 at page 215.

Oil interests and minerals
reserved to the grantor
and heirs forever
and
the undersigned
has caused this deed to be signed
and sealed in presence of the
notary public for Greenville County,
South Carolina, and the same to be
recorded in the R. M. C. Office for
Greenville County in Deed Book 571
at page 215.