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BOOK 1132 PAGE 550

OLLIE FARNSWORTH  
R. H. C.STATE OF SOUTH CAROLINA }  
COUNTY OF LAURENS GREENVILLE }

## REAL ESTATE MORTGAGE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

That we, Richard H. Leggett and Doris W. Leggett

in the State aforesaid, herein called the MORTGAGOR,  
SEND(S) GREETING:

WHEREAS, the Mortgagor is well and truly indebted to Southern Bank &amp; Trust Co. of Greenville

in the State aforesaid, herein called the MORTGAGEE, as evidenced by a certain promissory note of even date herewith, the terms of which are incorporated herein by reference, in the sum of

Forty-Five Thousand and no/100 (\$45,000.00) dollars

NOW, KNOW ALL MEN, That the Mortgagor, in consideration of the aforesaid debt and in order to secure the payment thereof, of any renewals or extensions thereof, and of any future advances made hereunder, has granted, bargained, sold and released, and by these presents does grant, bargain sell and release unto the Mortgagee, the following described property:

ALL that piece, parcel or lot of land in Greenville Township, Greenville County, State of South Carolina, known and designated as Lots 17, 18, and 19 of Farr Estates according to a plat of said property made by W. J. Riddle, October, 1941 and recorded in the RMC Office for Greenville County in Plat Book L at page 131, and having according to said plat the following metes and bounds, to-wit:

BEGINNING at an iron pin on Lake View Drive (formerly known as Putman Road) at the joint front corner of Lots 20 and 19, and running thence along Lake View Drive the following courses and distances: N 84-30 E 334.5 feet, N 70-30 E 188 feet, N 61 E 100 feet, N 35-45 E 150 feet, N 8-10 E 100 feet to the eastern corner of Lot 17; thence, N 50-15 W 484 feet; thence, S 65-30 W 626.7 feet; thence, S 31 E 490 feet to the point of beginning.

LESS, HOWEVER, the eastern corner of Lot 17 previously conveyed to Thadeus P. Traynham in a deed recorded in the RMC Office for Greenville County in Deed Book 602 at page 487 and the southern portion of Lot No. 18 and a small triangular portion of Lot 19 previously conveyed to Samuel Claude Pou by deed recorded in the RMC Office for Greenville County, S. C. in Deed Book 517, page 168.

TOGETHER with that right and easement over a strip fifteen (15) feet wide along the entire western boundary of the lot conveyed by Kathryn T. Sims to Samuel Claude Pou all of which is more fully shown in that deed which is recorded in Deed Book 517 at page 168.

This is the identical lot of land conveyed to the Mortgagors herein by deed of Barbara S. Hughes dated May 12, 1966 and recorded in the RMC Office for Greenville County in Volume 798 at page 261.

It is understood and agreed that this mortgage is junior and subservient to a mortgage given to Leroy's Inc. in the amount of \$26,000.00, dated September 30, 1965, recorded in the RMC Office for Greenville County, S. C., in Mortgage Book 1009 at page 429.

This mortgage together with mortgage of Royal Construction Co., Inc. on certain lands in Laurens County of even date herewith is given as security for the indebtedness evidenced by the aforementioned promissory note of even date herewith.