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MORTGAGE OF REAL ESTATE—Offices of Leatherwood, Walker, Todd & Mann, Attorneys at Law, Greenville, S. C.

STATE OF SOUTH CAROLINA

COUNTY OF GREENVILLE

OLLIE FARNSWORTH
R. M. C.

MORTGAGE OF REAL ESTATE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, MURRAY L. HALL AND DONNA K. HALL

(hereinafter referred to as Mortgagor) is well and truly indebted unto W. N. LESLIE, INC.

(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

One Thousand Four Hundred Fifty and No/100ths Dollars (\$1,450.00) due and payable

\$400.00 per year, commencing on December 1, 1971 and to continue each year thereafter until paid in full. Payments to be applied first to interest and then to principal,

with interest thereon from date at the rate of 8% per centum per annum, to be paid: yearly

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 known and designated as Lot No. 224, Section 6, Sheet one and two, of a Subdivision known as Colonial Hills, as shown on a plat prepared by Piedmont Engineers and Architects dated March 21, 1968 in Plat Book WWW, at page 12, and having, according to the said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the southern side of Amy Lane, said iron pin being the joint front corner of Lots 223 and 224 and running along the southern side of Amy Lane, N. 78-20 E. 100 feet to an iron pin, said iron pin being the joint front corner of Lots 224 and 225; thence S. 11-40 E. 180.7 feet to an iron pin; thence S. 73-31 W. 100.35 feet to an iron pin; thence S. 11-40 E. 189.1 feet to the point of beginning.

It is understood between the parties that the above described Mortgage constitutes a second mortgage on the above described premises and is junior to that certain mortgage given by the Mortgagors herein to Security Federal Savings & Loan Association to be recorded of even date.

Together with all and singular rights, members, hereditaments, and appurtenances to the same belonging 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 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.