

STATE OF SOUTH CAROLINA  
COUNTY OF Greenville

FILED  
GREENVILLE, CO. S. C.  
FEB 14 3 23 PM '72  
OLLIE FARNSWORTH  
R. M. C.

BOOK 1222 PAGE 249

MORTGAGE OF REAL ESTATE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS,

Nelson L. Leslie

(hereinafter referred to as Mortgagor) is well and truly indebted unto

William E. Gooding and Vera Gail Gooding

(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

Two Thousand Four Hundred Sixty and 08/100-----Dollars (\$ 2,460.08 ) due and payable

at the rate of \$25.00 per month, the first  
payment being due March 1, 1972

with interest thereon from date at the rate of 6 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, in the City of Greenville, being known and designated as Lot 85 and a part of Lot 86 on a plat of Country Club Estates, recorded in the RMC Office for Greenville County in Plat Book G, Page 190, and having, according to said plat, the following metes and bounds, to wit:

BEGINNING at a point on the Western side of Grnada Drive, joint front corner of Lots 85 and 84, and running thence along the common line of said lots, S. 60-47 W. 144 feet to a point in the rear line of Lot no. 74; thence running along the line of Lot 74, N. 29-13 W. 50 feet to a point; thence N. 29-13 W. along the rear line of Lot 73, 40 feet to a point; thence running N. 60-47 E. 144.4 feet to a point on the Western side of Granada Drive thence along the Western side of Granada Drive, S. 38-43 E. 40.7 feet to a point; thence still running along the Western side of Granada Drive, S. 21-43 E. 50.4 feet to the point of beginning.

This mortgage is second and junior in lien that certain mortgage this date assumed by the above mortgagor of record in the Office of the RMC for Greenville County in R. E. M. Book 1081, Page 403, in favor of C. Douglas Wilson & Co.

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