

BOOK 1258 PAGE 470

MORTGAGE OF REAL ESTATE—Offices of ~~FILED~~ Thornton, Arnold & Thomason, Attorneys at Law, Greenville, S. C.
GREENVILLE CO. S. C.

NOV 27 4 59 PM '72

STATE OF SOUTH CAROLINA } ELIZABETH RIDDLER MORTGAGE
COUNTY OF GREENVILLE } R.M.C.

TO ALL WHOM THESE PRESENTS MAY CONCERN:
James A. Leppard and Linda E. Leppard
(hereinafter referred to as Mortgagor) BEND(S) GREENING

WHEREAS, the Mortgagor is well and truly indebted unto Liberty Corporation Credit Union (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 Thirty-seven and 48/100 DOLLARS (\$2,437.48), with interest thereon from date at the rate of 1% per month on the unpaid balance, and principal and interest to be repaid at the rate of \$54.22 per month including principal and interest computed at the rate of 1% per month on the unpaid balance, the first payment being due December 31, 1972 and a like payment due on the last day of each month thereafter for a total of 60 months.

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, being shown as lot 1 on a plat of Avon Park Subdivision, recorded in Plat Book KK at Page 71 in the R.M.C. Office for Greenville County and having according to said plat the following metes and bounds, to-wit:

BEGINNING at an iron pin on the northern side of Sheffield Lane at the joint corner of lot no. 1 and lot no. 4 and running thence with said Lane N. 66-13 W. 73.1 feet to an iron pin; thence continuing along said Lane N. 61-11 W. 109.8 feet to an iron pin; thence with the curvature where Sheffield Lane intersects with East Lee Road, the chord of which is N. 5-11 W. 27.9 feet to an iron pin on the southeastern side of East Lee Road; thence with said Road N. 50-54 E. 68.3 feet to an iron pin on the southeastern side of said Road; thence N. 47-13 E. 93.9 feet to an iron pin; thence with the common line of lots 1 and 2 S. 42-49 E. 75 feet to an iron pin; thence with the common line of lots 1 and 3 in a southerly direction 60 feet to an iron pin; thence with the common line of lots 1 and 4 S. 8-06 W. 102.6 feet to the point of beginning.

This is the same property conveyed to the mortgagors by deed of North American Acceptance Corporation to be recorded herewith.

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.