

REGULATORY NO. 22  
COMPLIED WITH

First Mortgage on Real Estate

FILED  
GREENVILLE CO. S. C.

MAR 23 3 00 PM '73

RONNE S. TANKERSLEY

MORTGAGE

BOOK 1278 PAGE 266

STATE OF SOUTH CAROLINA  
COUNTY OF GREENVILLE

TO ALL WHOM THESE PRESENTS MAY CONCERN: -----BEN GIBBS LEAPHART---

(hereinafter referred to as Mortgagor) SEND(S) GREETING.

WHEREAS, the Mortgagor is well and truly indebted unto FIDELITY FEDERAL SAVINGS AND LOAN ASSOCIATION, GREENVILLE, S. C., (hereinafter referred to as Mortgagee) in the sum of --Twenty-One Thousand, Two Hundred and No/100----- DOLLARS

(\$21,200.00----), as evidenced by the Mortgagor's note of even date, bearing interest as stated in said note, and payable as therein stated or as modified by mutual agreement, in writing, the final maturity of which is twenty-five years after the date hereof, unless extended by mutual consent, the terms of said note and any agreement modifying it are incorporated herein by reference; and

WHEREAS, the Mortgagor may hereafter become indebted to the said Mortgagee for such further sums as may be advanced or readvanced to or for the Mortgagor's account, including advances made by the Mortgagee on other or no security:

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, City of Greenville, shown and designated as Lot 24, Plat of Wade Cothran Property, plat of which is recorded in the R.M.C. Office for Greenville County, South Carolina in Plat Book H, Page 163, and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at the joint front corner of Lots 23 and 24 on the southerly side of Warner Street, which point is 300 feet from the southeast intersection of Warner Street and McDaniel Avenue; thence along the southerly side of Warner Street S. 81-15 E. 65 feet to the joint front corner of Lots 24 and 25; thence with the joint line of said lots S. 9-35 W. 162.5 feet to the joint rear corner of Lots 18 and 19; thence with the joint rear line of Lots 19 and 24 N. 81-15 W. 65 feet to the joint rear corner of Lots 19, 20, 23 and 24; thence with the joint line of Lots 23 and 24 N. 9-35 E. 162.5 feet to the joint front corner of Lots 23 and 24, on the southerly side of Warner Street, the point of beginning.

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.