

FILED  
GREENVILLE, CO. S. C.

STATE OF SOUTH CAROLINA  
COUNTY OF GREENVILLE

JUL 24 3 08 PM '73  
DONNIE S. TANKERSLEY  
R.M.C.

MORTGAGE OF REAL ESTATE

BOOK 1285 PAGE 493

TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, RICHARD H. LEGGETT AND DORIS W. LEGGETT

(hereinafter referred to as Mortgagor) is well and truly indebted unto HAROLD J. SEELEY

(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 TWENTY NINE THOUSAND SIX HUNDRED NINETY ONE AND 36/100 Dollars (\$ 29,691.36 ) due and payable in monthly installments of Eight Hundred Twenty Four and 79/100 (\$824.79) Dollars for a total of thirty-six (36) months.

with interest thereon from date at the rate of \_\_\_\_\_ per centum per annum, to be paid: no interest prior to maturity

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 Greenville Township, 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 No. 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 No. 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 No. 17 previously conveyed to Samuel Claude Pou by deed recorded in the RMC Office for Greenville County in Deed Book 517 at page 168.

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



Together with all and singular rights, members, hereditaments, 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 whatsoever lawfully claiming the same or any part thereof.

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