

MORTGAGE OF REAL ESTATE--Offices of Love, Thornton, Arnold & Thomason, Attorneys at Law, Greenville, S. C.

FILED
GREENVILLE CO. S. C.

STATE OF SOUTH CAROLINA } 18 5 03 PM '73 MORTGAGE
COUNTY OF GREENVILLE }
DONNIE S. TANKERSLEY
R.M.C.

TO ALL WHOM THESE PRESENTS MAY CONCERN: Rocky Creek Realty Company, a

Partnership

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

WHEREAS, the Mortgagor is well and truly indebted unto **Charles A. Leopard and Carrie Lee Leopard** (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 **Fifty-Three Thousand Seven**

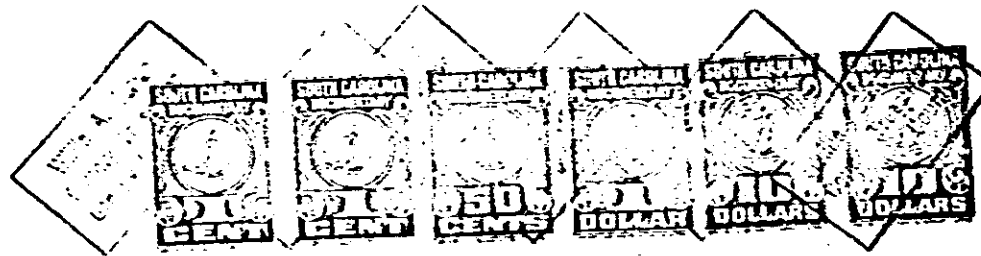
Hundred Twenty-Three and 33/100ths----- DOLLARS (\$53,723.33), with interest thereon from date at the rate of **Seven per centum per annum**, said principal and interest to be repaid: **in annual installments of principal of \$17,907.77**

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, **Austin Township**, on the southwestern side of Mill Road and being more fully described according to a plat of the property of Mrs. J. T. Leopard, prepared by R. B. Bruce, Surveyor, recorded November 20, 1959 in the RMC Office for Greenville County and being more fully described, according to said plat, as follows:

BEGINNING at an iron pin on the southwestern side of Mill Road and running with the southwestern side of Mill Road S. 58-27 E. 264.5 feet to an iron pin; thence S. 31-33 W. 320 feet to an iron pin; thence S. 0-17 W. 666.3 feet to an iron pin; thence S. 70-07 W. 213.7 feet to an iron pin; thence continuing S. 70-07 W. 209.8 feet to an iron pin on Laurens Road; thence with Laurens Road N. 13-05 W. 229.5 feet to an iron pin; thence N. 15-12 E. 195.6 feet to an iron pin; thence continuing N. 15-12 E. 500.6 feet to an iron pin in the right of way of the C & WC Railroad; thence continuing N. 15-12 E. 410.4 feet to an iron pin at 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.

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