

STATE OF SOUTH CAROLINA  
COUNTY OF GREENVILLE

MORTGAGE OF REAL ESTATE  
TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, I, William A. Leslie, am

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

Southern Bank and Trust Company

(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 Eighty-Five Thousand and No/100

Dollars (\$ 85,000.00 ) due and payable  
One Thousand, Seventy-Six and 75/100 (\$1,076.75) Dollars on August 1, 1974, or whenever improvements and additions to Obligor's office building are completed, whichever date occurs first, and One Thousand, Seventy-Six and 75/100 (\$1,076.75) Dollars on the first day of each and every succeeding calendar month thereafter until paid in full; if not sooner \* with interest thereon from date at the rate of nine (9%) per centum per annum, to be paid: monthly \* paid, the final payment shall be due and owing 10 years following the date of the first monthly payment, with payments applied first to interest and then to the remaining principal balance due from month to month.

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, on the northern side of Cleveland Street at its intersection with Winterberry Court, being known and designated as Lot 1-A as shown on a plat of the Property of William A. Leslie prepared by R. B. Bruce, R. L. S., dated June 28, 1961, being recorded in the R. M. C. Office for Greenville County in Plat Book VV at Page 155 and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the northern side of Cleveland Street at its intersection with the western side of Winterberry Court and running thence with the northern side of Cleveland Street, N. 82-18 W. 97.6 feet to an iron pin; thence continuing with the northern side of Cleveland Street, N. 72-28 W. 32.4 feet to an iron pin, joint front corner of Lot 1-A and 1-B; thence with the joint line of said lots, N. 0-38 W. 152.6 feet to an iron pin in the line of Lot 2; thence N. 83-10 E. 107.5 feet to an iron pin on the western side of Winterberry Court; thence with Winterberry Court, S. 6-50 E. 189.6 feet to the beginning corner;

It is understood and agreed that this mortgage is junior in lien to that certain mortgage in favor of Southern Bank and Trust Company in the original sum of \$50,000.00, recorded in the R. M. C. Office for Greenville County in Mortgage Book 1225 at Page 621.

The mortgagor has leased this property to Leslie Advertising Agency but the mortgagor herein expressly subordinates said lease in favor of this second mortgage to Southern Bank and Trust Company.



Together with all and singular rights, members, hereditaments, and appurtenances to the same belonging 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 now or hereafter attached, connected, or fitted thereto in any manner; it being the intention of the parties hereto that all 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.

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