

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

GREENVILLE CO. S. C.

FILED

LESLEY MORTGAGE OF REAL ESTATE

BOOK 1331 PAGE 317

TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, We, Charles M. Lesley and Joyce G. Lesley

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

(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

Six Thousand Four Hundred and No/100 - - - - Dollars (\$ 6,400.00) due and payable in equal monthly installments of Sixty (\$60.00) Dollars each, commencing on the 1st day of February, 1975, and on the first day of each and every month thereafter, until paid in full,

with interest thereon from date at the rate of 9% per centum per annum, to be paid: monthly

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, being in Cleveland Township, known as Lot No. 17, as shown on plat dated January 20th, 1962, of the Georgia-Pacific Corporation, and recorded in Plat Book "YY", at Page 51, and the community known as Pine Ridge, being the lot purchased by M. L. Jarrard from Georgia-Pacific Corporation, March 6th, 1962, as recorded in Volume 693, at Page 459, and having the following metes and bounds, to-wit:

BEGINNING at a point in the center of the Pine Ridge Road and running thence with center of the said road in a westernly direction S. 82-20 W. 99.8 feet, more or less, to a point in the center of road at the corner of Lots Nos. 16 and 17; thence with Lot No. 16, N. 8-0 W. 289.3 feet, more or less, to an iron pin at the common corner of Lot No. 25; thence N. 76-30 E. 102.7 feet, more or less, to an iron pin at the corner of Lot No. 18; thence with Lot No. 18, S. 7-10 E. 304.2 feet, more or less, to the beginning corner, and containing .71 acres, more or less.

This is the same property conveyed to the mortgagors herein by deed recorded in the R.M.C. Office for Greenville County, South Carolina in ~~Book~~ Book 1013, at Page 60.



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

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