

GREENVILLE CO. S. C.

1444 708

STATE OF SOUTH CAROLINA
COUNTY OF Greenville MORTGAGE OF REAL ESTATE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, Donald M. and Gayle M. Tomlinson

(hereinafter referred to as Mortgagor) is well and truly indebted unto Edward E. and Doris K. Leach

(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 Thirty Thousand and no/100----- Dollars (\$30,000.00) due and payable

in 360 monthly installments of \$220.13 beginning on October 1, 1978 and being due on the same date of each month thereafter until paid in full, subject to refinancing after 10 years

with interest thereon from date at the rate of Eight 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:

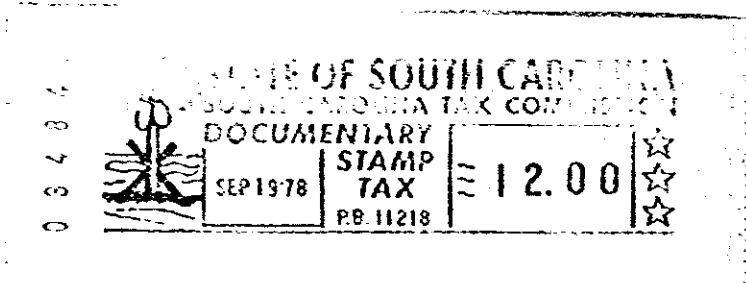
NOW, KNOW ALL MEN, That the Mortgagor, in consideration of the aforesaid debt, and in order to secure the payment thereof, and of any other and further sums for which the Mortgagor may be indebted to the Mortgagee at any time for advances made to or for his account by the Mortgagee, and also in consideration 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, consisting of four (4) acres being shown on a plat prepared by Webb Surveying and Mapping Company, dated November 8, 1977, and recorded in the RMC Office for Greenville County, South Carolina in Plat Book 6K, Page 37 and having according to said plat, the following metes and bounds, to-wit:

BEGINNING at a spike in the center of Old Grove Road with said spike being approximately 569.7 feet from the intersection of Old Grove Road and Augusta Road (Highway 25), thence running with the center of Old Grove Road S. 69-18 W., 252 feet to an old iron pin; thence running N. 21-15 W., 595 feet to an iron pin; thence running N. 70-30 E., 351.2 feet to an iron pin; thence running S. 11-40 E., 595 feet to a spike in the center of Old Grove Road, point and place of beginning.

This is the identical property conveyed to the mortgagor by deed of Edward E. and Doris K. Leach to be recorded of even date herewith.

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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 whomsoever lawfully claiming the same or any part thereof.

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