

STATE OF SOUTH CAROLINA

COUNTY OF Greenville

FILED GREENVILLE CO. S.C.

ES 11 4 16 PM '79

MORTGAGE OF REAL ESTATE

1407 534

SHIRLEY S. TALLEY, JR. R.M.C. ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, Edna H. Trim and Jack Trim

(hereinafter referred to as Mortgagor) is well and truly indebted unto Frank S. Leake, Jr.

(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

Nine Thousand and no/100----- Dollars, \$ 9,000.00 ; due and payable

\$2,000.00 on January 1, 1980 and \$2,000.00 each year thereafter until paid in full with \$1,000.00 due at time of last payment with interest to be paid quarterly on unpaid balance commencing April 1, 1979 and the first day of each quarter thereafter until paid in full.

with interest thereon from date at the rate of nine (9) per centum per annum, to be paid quarterly

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 known and designated as Lot Number 13, Section 1, Lakeview Terrace with plat prepared for mortgagee by C. O. Riddle, RLS dated November, 1962 with said plat being recorded in the RMC Office for Greenville County in Plat Book CCC at Page 167 and being more fully described in accordance with said plat, to-wit:

BEGINNING at an iron pin on the eastern side of U. S. Highway 276 right-of-way joint front corner with Lot 14 running thence along Lot 14, N. 49-32 E. 119.3 feet to an iron pin; thence N. 89-30 E. 150 feet to an iron pin; thence S. 0-30 E. 209.9 feet to an iron pin; thence S. 44-30 W. 28.4 feet to an iron pin; thence S. 88-42 W. 43.3 feet to an iron pin; thence N. 84-58 W. 53.8 feet to an iron pin; thence N. 40-28 W. 189.2 feet to an iron pin being the point of beginning.

This is the identical property conveyed to the mortgagor by deed of Frank S. Leake, Jr. to be recorded of even date.

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Together with all and singular rights, members, hereditaments, and appurtenances to the same belonging in any way incidental 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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