

120. Hedge St.
Simpsonville, SC

MORTGAGE OF REAL ESTATE

1980-1005

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

MORTGAGE OF REAL ESTATE

TO ALL WHOM THESE PRESENTS MAY COME

S.C.

NOV 12 AM '80

WHEREAS, ANN B. CLARK LESLEY

hereinafter referred to as Mortgagor is well and truly indebted to LUONA B. GOODWIN

hereinafter referred to as Mortgagee as evidenced by the Mortgagee's promissory note of even date herewith the terms of which are incorporated herein by reference, in the sum of Eleven Thousand, One Hundred, Twenty-five and No/100-----

----- Dollars \$ 11,125.00 due and payable in 60 equal monthly installments of \$264.67 with each installment to present its share of principal and interest amortized at fifteen percent (15%) per annum beginning November 1, 1980, and continuing on the same day of each month until paid in full

with interest thereon from date at the rate of 15% per centum per annum to be paid monthly

WHEREAS, the Mortgagee may hereafter become indebted to the said Mortgagee for such further sums as may be advanced to or for the Mortgagee's account for taxes, insurance premiums, public assessments, repairs or for any other purpose

NOW, KNOW ALL MEN, That the Mortgagee, in consideration of the aforesaid debt, and in order to secure the payment thereof, and of any other and further sums for which the Mortgagee 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 Mortgagee in hand well and truly paid by the Mortgagee at and before the sealing and delivery of these presents, the receipt whereof as 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, as hereafter described therein, situate, lying and being in the State of South Carolina, County of Greenville, within the corporate limits of the City of Simpsonville, being known and designated as Lot 149 as shown on plat recorded in the RMC Office for Greenville County, SC in Plat Book PPP at Page 141, and having, according to a more recent plat prepared by Freeland & Associates, dated February 28, 1979, and recorded in the RMC Office for Greenville County in Plat Book 7B at Page 78, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the Northern side of Hillpine Drive at the joint front corner of Lots 150 and 149 and running thence with the joint line of said Lots, N. 10-32 E. 173.9 feet to an iron pin; thence S. 79-12 E. 129.9 feet to an iron pin at the joint rear corner of Lots 148 and 149; thence with the joint line of said Lots, S. 10-32 W. 172.3 feet to an iron pin on the Northerly side of Hillpine Drive; thence with the Northerly side of Hillpine Drive, N. 79-28 W. 130.0 feet to the beginning corner.

THIS being the same property conveyed to the mortgagor herein by deed of Francis E. Clark, which deed was recorded in the RMC Office for Greenville County, SC on May 3, 1979 in Deed Book 1101 at Page 700.

Mortgagor herein covenants that this mortgage is junior in lien only to that mortgage given by Francis E. Clark and Ann B. Clark to NCNB Mortgage Corporation, which mortgage was recorded in the RMC Office for Greenville County on March 22, 1979.

GCTO
DE 12 80 1507

Together with all and singular rights, remedies, benefits, 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 such fixtures and equipment, other than the usual household furniture, be considered a part of the real estate

I HAVE AND TO HOLD, all and singular the said premises unto the Mortgagee, its heirs, successors and assigns forever

The Mortgagee covenants that it will duly record of the premises hereinafter described in a public office, that it has a good right and is lawfully entitled to sell, convey or otherwise dispose of the premises hereinafter described, and that the premises hereinafter described are free from all liens and encumbrances except as provided herein. The Mortgagee further covenants to warrant and defend the title to the premises hereinafter described to the Mortgagee, its heirs and assigns, and against the Mortgagee and all persons who may lawfully claim the same or any part thereof

5050

4325 RV-2