

215 17th Ave
St. Petersburg, Fla. MORTGAGE OF REAL ESTATE

STATE OF SOUTH CAROLINA }
COUNTY OF GREENVILLE }

S. C.
MORTGAGE OF REAL ESTATE
PH '80
TO ALL WHOM THESE PRESENTS MAY CONCERN
SLEY

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WHEREAS, KRISTINA M. LEININGER

(hereinafter referred to as Mortgagor) is well and truly indebted unto
PHILIP G. SODERQUIST

(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 Five Thousand Three Hundred and no/100ths
Dollars (\$ 5,300.00) due and payable

according to the terms of that certain note of even date,

with interest thereon from date at the rate of 10% per centum per annum, to be paid.

WHEREAS, the Mortgagee may hereafter become indebted to the said Mortgagor 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 Mortgagee in hand well and truly paid by the Mortgagor 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

ALL those certain lots of land located in the State of South Carolina, County of
Greenville, in Saluda Township, being known and designated as 1.25 acres and 1.18
acres on a plat of "REVISION OF LOTS 7, 8, 8A AND 9, GOODWIN BRIDGE ESTATES",
dated March 6, 1979 and recorded in the R.M.C. Office for Greenville County in Plat
Book 7A at page 13, and having according to said plat the following courses and
distances, to-wit:

BEGINNING at an iron pin at the joint rear corner of said parcels and running
thence along the rear line of the 1.18 acre tract, S. 31-45 W. 108.05 feet to an iron
pin; thence N. 68-29 W. 349.86 feet to an iron pin; thence continuing N. 21-53 E.
177.10 feet to a point; thence continuing N. 21-53 E. 177.03 feet to a point; thence
running S. 48-32 E. 410.8 feet to a point; thence running along the rear line of
the 1.25 acre parcel, S. 31-45 108.05 feet to a point, the point of beginning.

This is the same property conveyed to the Mortgagor herein by deed of PHILIP G.
SODERQUIST and JUNE C. SODERQUIST of even date to be recorded simultaneously
herewith.

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

ASSIGNMENT

FOR VALUE RECEIVED, receipt of which is hereby acknowledged, the undersigned does
hereby sell, assign, transfer and deliver over to Thelma Soderquist and Craig
Soderquist and Mae Soderquist this mortgage to be theirs absolutely.

James S. Seward
Joni S. Busselle

Philip G. Soderquist
Philip G. Soderquist

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 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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