

STATE OF SOUTH CAROLINA

COUNTY OF GREENVILLE

FILED

MORTGAGE OF REAL ESTATE

BOOK 1533 PAGE 769

GREENVILLE CO. S.C. ALL WHOM THESE PRESENTS MAY CONCERN:

FEB 27 4 21 PM '81

WHEREAS, John S. Leppard and Wilma Leppard
DONNY BARKER
R.M.C.

(hereinafter referred to as Mortgagor) is well and truly indebted unto Bettye F. Dill

(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 Twenty-Five Thousand and No/100-----
----- Dollars 25,000.00) due and payable

as per the terms of that promissory note dated February 27, 1981.

with interest thereon from date at the rate of 12% 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

ALL that piece, parcel or lot of land situate, lying and being on the western side of Poinsett Highway, near the City of Greenville, in the County of Greenville, State of South Carolina, and shown as the property of Bette F. Dill on plat recorded in Plat Book 82 at Page 87, in the RMC Office for Greenville County, S.C., and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the western side of Poinsett Highway, 178 feet South of the intersection of Poinsett Highway and Hammett Street and running thence with the western side of Poinsett Highway, S.0-13 W. 54 feet to an iron pin; thence N. 89-43 W. 249.9 feet to an iron pin; thence N. 48-13 E. 177.9 feet to an iron pin; thence S. 0-17 W. 65.3 feet to an iron pin; thence S. 89-43 E. 117.6 feet to an iron pin, point of beginning.

THIS being the same property conveyed to the mortgagors herein by deed from the Mortgagee herein as recorded in Deed Book 1143 at Page 406 in the RMC Office for Greenville County, S.C., on February 27, 1981.

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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