

GREENVILLE CO. S. C.  
Dec 4 3 40 PM '81  
DONNIE B. TANKERSLEY  
R.M.C.

Mortgagee's address: 201 Trade St.  
Fountain Inn, SC  
29644

STATE OF SOUTH CAROLINA  
COUNTY OF GREENVILLE

MORTGAGE OF REAL ESTATE  
TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, ROY W. LEOPARD AND BETTY G. LEOPARD

(hereinafter referred to as Mortgagor) is well and truly indebted unto

UNITED FEDERAL SAVINGS AND LOAN ASSOCIATION

(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

ONE THOUSAND SIX HUNDRED SEVEN AND 92/100

*Ad. Bld.* (1,607.92) *ful. BBL.*  
Dollars (\$) due and payable

with interest thereon from date at the rate of 18.00 per centum per annum, to be paid per note

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 for 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,, Town of Fountain Inn, on the Southern side of Blue Ridge Drive and shown as Lot 7 on a plat of Woodfield Heights, Section 2, which plat is recorded in the R.M.C. Office for Greenville County in Plat Book PPP, Page 109, and has, according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the Southern side of Blue Ridge Drive, at the joint front corner of Lots 6 and 7 and running thence along the joint line of said Lots, S. 24-15 W., 200 feet to an iron pin; thence N. 65-45 W., 100 feet to an iron pin; thence S. 24-15 E., 200 feet to an iron pin on the Southern side of Blue Ridge Drive; thence along the side of said Drive, S. 65-45 E., 100 feet to an iron pin at the point of beginning.

This property is conveyed subject to easements, rights-of-way and restrictions of record.

This being the same property conveyed to the mortgagors herein by deed of Billie C. Patton, recorded March 19, 1969 in Deed Book 864, at Page 265 in the RMC Office for Greenville County, SC.

This mortgage is second and junior in lien to that certain mortgage executed by Billie C. Patton to Fountain Inn Federal recorded on April 8, 1968 in REM Book 1089, at Page 117 in the RMC Office for Greenville County, South Carolina securing the original amount of \$15,175.00.

DOCUMENTARY  
STAMP  
8 8 8 9

Together with all and singular rights, members, herditaments, 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 and 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 that 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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