STATE OF SOUTH CAROLINA CARTAN

MORTGAGE OF REAL ESTATE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

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WHEREAS, I, Leslie Ellison

(hereinafter referred to as Mortgagor) is well and truly in belied unto STATEWIDE ACCEPTANCE CORPORATION

with interest thereon at the rate of six (6%) per cent per annum payable at the rate of \$43.00 per month, beginning June 1, 1963 for sixty months.

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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 Mortgagoe at any time for advances made to or for his account by the Mortgagoe, and also in consideration of the further sum of Three Dollars (\$3,00) to the Mortgagor in hand well and truly paid by the Mortgagoe 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 Mortgagoe, its successors and assigns:

"Al.I. 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

All that piece, parcel or lot of land situate, lying and being in Greenville Township, Greenville County, State of South Carolina, on Dukeland Drive, between Christopher Street and Merriwether Street in Ethel Y. Perry Subdivision, situate about 3 miles north of Greenville, S.C., being known and designated as Lot No. 22 on plat of property recorded in the R. M. C. Office for Greenville County in Plat Book "BB", at Page 81 and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the north side of Dukeland Drive, which pin is 230.8 feet west from the intersection of Christopher Street and Dukeland Drive; running thence* N. 0-25 W. 134.3 feet to an iron pin, joint rear corner of Lots Nos. 21 and 22; thence along Langston Creek, S. 77-12 W. 77 feet to an iron pin, joint rear corner of Lots Nos. 22 and 46; thence S. 0-25 E. 117.9 feet to an iron pin on Dukeland Drive, joint front corner of Lots Nos. 22 and 46; thence N. 89-28 E. 75 feet to and iron pin, the point of beginning.

The above described property is the same conveyed to the mortgagor by deed recorded in the R. M. C. Office for Greenville County in Deed Book 650, at Page 303.

It is expressly understood that this is a second mortgage subject only to that first mortgage given to Canal Insurance Co. on September 24, 1954 and recorded in the R. M. C. Office for Greenville County in Mortgage Book 610, Page 525, in the original amount of \$7,500.00

Together with all and sliftgular rights, members, herditaneous, 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, plembing, and lighting fixtures now or hereafter attached, connected, or fitted thereto in any manner; it being the intention of the parties hereto that all the 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 Mortgagoe forever, from and against the Mortgagor and all persons whom fover lawfully claiming the same or any part thereof.

signed to Alle 20 00 Attained 25 p.