

STATE OF SOUTH CAROLINA  
COUNTY OF GREENVILLE  
COMPLETED  
NO. 22

FILED  
GREENVILLE, CO. S. C.

BOOK 1269 PAGE 841

MORTGAGE OF REAL ESTATE

MAR 19 11 55 AM '73 TO ALL WHOM THESE PRESENTS MAY CONCERN:

DONNIE S. TANKERSLEY  
R.M.C.

WHEREAS, WILLIAM H. ELMORE, III and SUSAN S. ELMORE

(hereinafter referred to as Mortgagor) is well and truly indebted unto W. N. LESLIE, INC.

(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 and no/100-----

Dollars (\$ 1,000.00 ) due and payable

six (6) months from date,

with interest thereon from date at the rate of 7% per centum per annum, to be paid at maturity

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, near the City of Greenville, on the Southwestern side of Parliament Road, being known and designated as Lot No. 38 on a Plat entitled MERRIFIELD PARK, SECTION 2, made by Piedmont Engineers and Architects, dated February 18, 1969, recorded in the RMC Office for Greenville County, South Carolina in Plat Book WWW, Pages 50 and 51 and having according to said Plat the following metes and bounds, to-wit:

BEGINNING at an iron pin on the Southwestern side of Parliament Road at the joint front corner of Lots Nos. 37 and 38 and running thence with the line of Lot No. 37, S. 77-07 W., 192.1 feet to an iron pin at the joint rear corner of Lots Nos. 37 and 38; thence N. 34-21 W., 74.7 feet to an iron pin; thence N. 51-27 E., 196.0 feet to an iron pin at the joint rear corner of Lots Nos. 38 and 39; thence with the line of Lot No. 39, S. 52-34 E., 168.0 feet to an iron pin on the Southwestern side of Parliament Road at the joint front corner of Lots Nos. 38 and 39; thence with the curve of the Southwestern side of Parliament Road, the following courses and distances: S. 74-13 W., 45.0 feet to an iron pin; S. 27-50 W., 30.0 feet to the point and place of beginning.

The within Mortgage is junior in Lien to that certain Mortgage owned by Carolina Federal Savings & Loan Association in the original amount of \$33,750.00, dated November 22, 1972, and recorded in the RMC Office for Greenville County, South Carolina in Mortgage Book 1258, Page 264.

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 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.