

OCT 13 12 23 PM '17

**MORTGAGE**

DEWITT S. TANNERSLEY

STATE OF SOUTH CAROLINA )  
COUNTY OF GREENVILLE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

THIS MORTGAGE is made by the between the Mortgagor (s)

DONALD ROBERT and RUTH J. LEPORTE

(herein "Borrower") and the

Mortgagee FIRST PIEDMONT BANK & TRUST COMPANY

Greenville, South Carolina (herein "Lender").

WHEREAS, the Borrower is indebted to the Lender in the sum of FIVE THOUSAND and  
no/100 Dollars (\$ 5,000.00 ) as evidenced by the Borrower's promissory Note of  
even date herewith (herein "Note") the terms of which are incorporated herein by reference, with principal and interest  
to be paid as therein stated, the unpaid balance of which, if not sooner paid, shall be due and payable in 6 months  
with an option of extension from month

WHEREAS, the Borrower may have borrowed other monies from the Lender (which term as used throughout  
this Mortgage Agreement shall include any Holder) which monies have not been fully repaid and the Borrower may  
hereafter become indebted to the Lender for such further sums as may be advanced to or for the Borrower's account for  
taxes, insurance premiums, public assessments, repairs, or for any other purpose; and

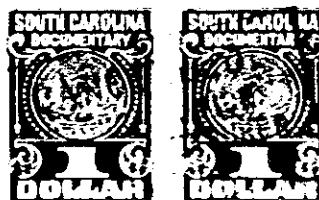
WHEREAS, the Borrower desires and intends to secure any and all of said existing indebtedness and future ad-  
vances and indebtedness by granting to Lender a Mortgage on the real property hereinafter described, which Mortgage  
shall be security for all obligations of the Borrower to Lender in the total principal amount of FIVE  
THOUSAND and no/100 Dollars (\$ 5,000.00 );

NOW, THEREFORE, KNOW ALL MEN, that the Borrower (jointly and severally if more than one), in considera-  
tion of the foregoing and also in consideration of the further sum of Three and No/100 (\$3.00) Dollars to the Borrower  
in hand well and truly paid by the Lender at and before the sealing and delivery of these presents, the receipt whereof  
is hereby acknowledged, TO SECURE TO LENDER the repayment of: (a) the indebtedness evidenced by the aforesaid  
Note, with interest thereon; (b) all other sums, with interest thereon, advanced in accordance herewith to protect the  
security of this Mortgage and the performance of the covenants and agreements of Borrower herein contained; and (c)  
all other money heretofore or hereafter advanced by the Lender to or for the account of the Borrower and all other  
present or future direct or contingent liabilities and indebtedness of the Borrower to the Lender of any nature whatso-  
ever to the fullest extent allowed by law, and any modifications, extensions, rearrangements or renewals of any of (a)-(c)  
(all hereinafter collectively called the "Obligations"), with the limitation that the total principal amount of said Obligations  
secured hereby shall not exceed the amount specified in the preceding paragraph, together with reasonable attor-  
ney's fees, court costs and expenses of whatever kind incident to the collection of any of said Obligations and the enforce-  
ment of the Mortgage interest created hereby, does hereby mortgage, grant bargain, sell and release unto the Lender,  
its successors and assigns, the following described real estate:

All that 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, and being known and  
designated as Lot No. 45 on a plat of "Addition to Knollwood Heights,  
Section 3", dated October 25, 1967, prepared by Piedmont Engineers &  
Architects and recorded in the R.M.C. Office for Greenville County,  
South Carolina, in Plat Book PPP at Page 6, and having the following  
metes and bounds, to wit:

BEGINNING at a point on the southwestern edge of Wellington Drive at  
the joint front corner of Lot Nos. 45 and 46 and running thence along  
a line of Lot No. 46 S. 72-50 W. 165.0 feet to a point; thence along  
a line of Lot No. 42 S. 17-10 E. 110.0 feet to a point; thence along  
a line of Lot No. 44 N. 42-50 E. 165.0 feet to a point on the south-  
western edge of Wellington Drive; thence along the southwestern edge of  
said Drive N. 17-10 W. 110 feet to the beginning corner.

THIS is the same lot conveyed to grantor by Donald E. Blatz, Inc., by  
deed recorded April 14, 1971, in Vol. 912 at page 577 of the RMC Office  
for Greenville County, South Carolina and is conveyed subject to re-  
strictions applicable to said subdivision recorded in Vol. 812 at page  
592 and to any recorded easements or right-of-ways.



4328 RV-2