

Mortgagee Address: P.O. Box 1518
Tryon, N.C. 28782
STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

MORTGAGE OF REAL ESTATE

vol 1567 pg 40

FILED
GREENVILLE, S.C.
JUN 8 2 57 PM '84

TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, ROBERT CARMICHAEL LEONARD

(hereinafter referred to as Mortgagor) is well and truly indebted unto THE NORTHWESTERN BANK,
of Tryon, North Carolina

(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 Fourteen thousand three hundred sixty-one and 69/100-----Dollars (\$14,361.69) due and payable In fifty-nine (59) equal, consecutive monthly installments of Three hundred fifty-one and 59/100 (\$351.59) Dollars each, beginning July 20, 1984, and the balance due on June 20, 1989.

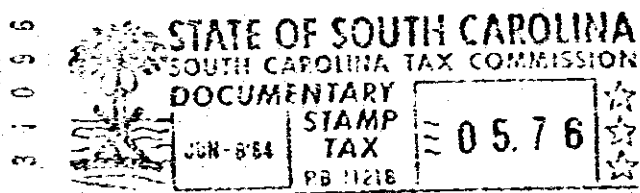
with interest thereon from date at the rate of 16% per centum per annum, to be paid: monthly

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 accounts 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 lying and being in the County of Greenville, State of South Carolina, known and designated as Lot No. 1035 as appears on a plat of the Jervey Section of Lake Lanier Development, said plat made June 6, 1925, and recorded in Plat Book G, Page 35, R.M.C. Office for Greenville County. The above described property is a portion of the property conveyed to R. C. Burnett by Blanche S. Bostick by deed recorded in Deed Book 714 at Page 267, R.M.C. Office for Greenville County. This being a portion of the property devised to Margaret L. Burnett under the terms of the Will of R. C. Burnett, deceased, recorded in Apartment 1467, File #26, in the Office of the Probate Judge for Greenville County, the above described property was conveyed to Robert Carmichael Leonard by deed from Margaret L. Burnett, by deed recorded in Book 1120, Page 985, R.M.C. Office for Greenville County.



Together with all and singular rights, members, heritaments, 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.