

GREENVILLE, S. C.

First Mortgage on Real Estate

MORTGAGE JUL 16 9 33 AM 1978

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

LESLIE & SHAW, INC. (hereinafter referred to as Mortgagor) SEND(S) GREETING:

WHEREAS, the Mortgagor is well and truly indebted unto CAROLINA FEDERAL SAVINGS AND LOAN ASSOCIATION OF GREENVILLE, Greenville, S. C., (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 Five Thousand and No/100ths-----

DOLLARS (\$ 5,000.00), with interest thereon from date at the rate of six----- per centum per annum, said principal and interest to be paid as therein stated, and

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 purpose, and

WHEREAS, the unpaid balance of said debt or debts, if not sooner paid, shall be due and payable, July 1, 1978

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 piece, parcel or lot of land, with all improvements thereon, or hereafter constructed thereon, situate, lying and being at the Northern corner of the intersection of Traction Street and Bennett Street in the City of Greenville, County of Greenville, State of South Carolina, being known and designated as Lot No. 16 of Block "C" as shown on a plat prepared by Lockwood, Greene & Co., dated May, 1905, entitled "Melville Land Cos. Subdivision No. 2", recorded in the R.M.C. Office for Greenville County, South Carolina, in Plat Book A at page 97, and having according to said plat the following metes and bounds:

BEGINNING at an iron pin at the Northern corner of the intersection of Traction Street and Bennett Street, and running thence with the Northwestern side of Bennett Street N. 43-45 E. 142 feet to an iron pin at the joint rear corner of Lots Nos. 1 and 16; thence with the rear line of Lot No. 1 N. 46-15 W. 50 feet to an iron pin at the joint rear corner of Lots Nos. 1, 2, 15 and 16; thence with the line of Lot No. 15 S. 43-45 W. 146 feet to an iron pin on the Northeastern side of Traction Street; thence with the Northeastern side of Traction Street in a Southeasterly direction 50 feet, more or less, to the point of beginning.

This is the identical property conveyed to the mortgagor herein by deed of R.E. Shaw and Ida Ann Shaw, dated May 29, 1961, and recorded in the R.M.C. Office for Greenville County, South Carolina, in Deed Book 675 at page 16.