

0830

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE
NO. 22
FILED

FILED
GREENVILLE, CO. S. C.
1975
DONNE S. LAWRENCE
C.L.E.

1239 841
34 830

MORTGAGE OF REAL ESTATE

TO ALL WHOM THESE PRESENTS ARE CONCERN:

WHEREAS, WILLIAM H. SIMONS, and SUSAN S. SIMONS

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

hereinafter referred to as Mortgagee) as evidenced by the Mortgage'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

Dollar \$ 1,000.00) due and payable

the joint front corner of Lots Nos. 37 and 38 and running thence with the line of Lot No. 37, S. 77-07 W., 122.1 feet to an iron pin at the joint rear corner of Lots Nos. 37 and 38; thence N. 34-21 E., 74.7 feet to an iron pin; thence N. 31-27 E., 124.2 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. 52-10 E., 105.3 feet to an iron pin on the Southwest side of Parliament Road at the joint front corner of Lots Nos. 38 and 39; thence with the curve of the Southwest 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 priority to certain Mortgage owned by Carolina Federal Savings & Loan Association in the original amount of \$33,750.00, dated November 20, 1973, and recorded in the REC Office for Greenville County, South Carolina, Mortgage Book 1258, Page 264.

Paired
11.15.75
W. N. Leslie
12/9/75
DEC 9 1975
DONNE S. LAWRENCE
C.L.E.
WITNESSES
14919

GREENVILLE CO. S. C.
DEC 9 11 39 AM '75
DONNE S. LAWRENCE
C.L.E.

Together with all and singular rights, franchises, benefits, 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 leasing, plumbing, and lighting fixtures now or hereafter attached, connected, or fixed 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 Mortgagee covenants that it is lawfully seized of the premises hereinafter 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 Mortgagee further covenants to warrant and forever defend all and singular the said premises unto the Mortgagee forever, from and against the Mortgagee and all persons whomsoever lawfully claiming the same to any part thereof.

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