

MORTGAGE OF REAL ESTATE -  
GREENVILLE CO. S. C.

STATE OF SOUTH CAROLINA  
COUNTY OF GREENVILLE

3 11 47 AM '80  
DONNIE S. TANKERSLEY  
R.M.C.

MORTGAGE OF REAL ESTATE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, BAY BROKERAGE COMPANY, INC.

(hereinafter referred to as Mortgagor) is well and truly indebted unto **Leta BELL LEAKE CAWTHON,**

(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  
**FIFTY ONE THOUSAND AND NO/100** ----- Dollars (\$51,000.00 ) due and payable

in 70 square feet of said Lot No. 13, S. 52-52 E., 790.2 feet to an iron pin in the rear of Lot No. 4, Carrol Heights sub-division; thence running on the line of said Lot No. 4, S. 33-30 W., 110 feet to corner of Lots No. 3 and 4, Carrol sub-division; thence S. 1-18 E., 168 feet along line of Lots No. 2 and 3; thence S. 0-14 W., 23 feet to the point of beginning.

This Mortgage is made subject to any restrictions, reservations, zoning ordinances or easements that may appear on record of plats or on the premises; and also subject to sewer right-of-way given to the Town of Simpsonville, S.C., on June 29, 1968 and recorded in the RMC Office for Greenville County in Deed Book 847, at Page 503.

This being a portion of the property conveyed to the grantor herein, through the Estate of George Leonard Leake, the Estate being filed in Apartment 1435, File 25, in the Office of the Probate Judge for Greenville County, South Carolina.

Derivation: Deed of Leta Bell Leake Cawthon recorded April 3, 1980, Deed Book 1123, page 348.

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*Paid in full*  
*August 19, 1981*  
*Donnie S. Tankersley*  
*R.M.C.*  
*Leta Bell Leake Cawthon*  
*Witness: [Signature]*

STATE OF SOUTH CAROLINA  
COUNTY OF GREENVILLE  
DOCUMENTARY  
STAMP  
25.40

FILED  
GREENVILLE CO. S.C.  
AUG 21 1 57 PM '81  
DONNIE S. TANKERSLEY  
R.M.C.

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 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 Mortgagee 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 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 or any part thereof.