

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

FILED
GREENVILLE CO. S. C.

AUG 3 4 48 PM '72 MORTGAGE OF REAL ESTATE

BOOK 1243 PAGE 515

ELIZABETH RIDDLE
R.M.C. TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, C. C. Coleman, Jr.,

(hereinafter referred to as Mortgagor) is well and truly indebted unto Mary Louise Easterby Satterfield,

(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 Ten Thousand and no/100---

--- Dollars (\$ 10,000.00) due and payable
\$3,400.00 plus interest on August 3, 1973, and \$3,300.00 plus interest on August 3, 1974, and \$3,300.00 plus interest on August 3, 1975, with the right to anticipate payment in full at any time without penalty

with interest thereon from date at the rate of SEVEN per centum per annum, to be paid: annually

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 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 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, Greenville Township, on the north side of South Main Street, in the City of Greenville, and having according to plat of C. M. Furman the following metes and bounds, to-wit:

BEGINNING at an iron pin on the north side of South Main Street at the corner of a sixteen inch brick wall, which point is 100.1 feet in a westerly direction from northwest corner of the intersection of South Main Street and Hammond Street, and running thence N. 36-47 W. with the center of said 16" brick wall and beyond same 150 feet to an iron pin on the south side of Chicora Street which point is 100 feet in a westerly direction from the southwest corner of the intersection of Chicora Street and Hammond Street; thence with Chicora Street, S. 61-00 W. 25 feet to an iron pin; thence S. 36-38 E. to and through the center of a 16" brick wall 156.3 feet to an iron pin on the north side of South Main Street; thence in an easterly direction with the line of South Main Street 25 feet to the point of beginning, and being known as lots 5 & 38 on a plat of the property of Thomas M. Walker Co., which plat is recorded in the R. M. C. Office for Greenville County in Plat Book E at page 146.

ALSO: ALL that piece, parcel or lot of land with the buildings and improvements thereon, situate, lying and being on the northwest side of Main Street, in the City of Greenville, State of South Carolina, being known and designated as Lot No. 4 of the Thomas M. Walker Co. Property according to a plat made by Jacobs-Fitzpatrick Co., and recorded in Plat Book E at page 146 in the R. M. C. Office for Greenville County, S. C., and more particularly described as follows: BEGINNING at an iron pin on the northwest side of South Main Street at joint front corner of lots 3 and 4; said pin also being 75.1 feet in a westerly direction from the northwest corner of the intersection of Hammond Street and South Main Street and running thence with the line of Lot No. 3, N. 36-47 W. 90 feet to an iron pin; thence S. 43-46 W. 25 feet to an iron pin; thence with the line of Lot No. 5, S. 36-47 E. 90 feet to an iron pin on the northwest side of South Main Street; thence along the northwest side of South Main Street in an easterly direction 25 feet to the beginning corner.

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