

P.O. Box 1329, Greenville, S. C. 29602

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GREENVILLE CO. S. C.

STATE OF SOUTH CAROLINA

BOOK 1414 PAGE 694

COUNTY OF GREENVILLE 2 3 44 PM '77 MORTGAGE OF REAL ESTATE

TO ALL WHOM THESE PRESENTS MAY CONCERN:
DONNIE S. TANKERSLEY
R.H.C.

WHEREAS, C. C. COLEMAN, JR.

(hereinafter referred to as Mortgagor) is well and truly indebted unto

SOUTHERN BANK AND TRUST COMPANY

(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 **FORTY THOUSAND AND NO/100THS** Dollars (**40,000.00**) due and payable

in accordance with the terms of the note of even date

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

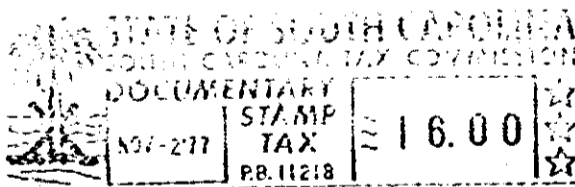
WHEREAS, the Mortgagor may hereafter become indebted to the said Mortgagee for such further sums as may be advanced to or for the Mortgagor's account for taxes, insurance premiums, public assessments, repairs, or for any other purposes:

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, City of Greenville, on the easterly side of South Hudson Street, known as the "Property of C. C. Coleman, Jr." as shown on plat prepared by Dalton & Neves Engineers, dated March 19, 1977, and having, according to said plat, the following metes and bounds, to wit:

BEGINNING at an iron pin on the easterly side of South Hudson Street which iron pin is on the line of the property of Seaborad Coastline Railway and running thence along said line S 58-28 E, 321.4 feet to an iron pin; thence S 28-49 W, 176.3 feet to an iron pin; thence N 63-06 W, 200.78 feet to an iron pin; thence N 61-25 W, 120.8 feet to an iron pin on the easterly side of South Hudson Street; thence along said Street N 28-57 E, 198.7 feet to an iron pin, the point of beginning.

THIS is a portion of the property conveyed to the Mortgagor herein and A. Lamar Campbell, Sr. by deed of River Mills dated July 20, 1973 and recorded in the R.M.C. Office for Greenville County in Deed Book 980 at Page 19; also by deed of A. Lamar Campbell, Sr. conveying his one-half (1/2) undivided interest to the Mortgagor herein by deed dated November 14, 1973 and recorded in Deed Book 988 at Page 385 on November 16, 1973.



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.

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