

STATE OF SOUTH CAROLINA
COUNTY OF Greenville

FILED
GREENVILLE CO. S. C.

BOOK 1428 PAGE 949

MAR 24 4 10 P M
OFFICE OF REAL ESTATE

DONNIE S. JENNINGS PRESENTS MAY CONCERN:
R.H.C.

WHEREAS, SMITH & BROOKS, INC. TRUSTEE

(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

TEN THOUSAND AND 00/100-----Dollars (\$ 10,000.00) due and payable

ON DEMAND

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

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, and containing 118.95 acres as is shown on a plat entitled Property of Frennie Stewart Coleman Estate prepared by C.O. Riddle, R.L.S. in November, 1972 and revised on September 18, 1973, which plat shows the following metes and bounds, to-wit:

BEGINNING at an iron pin in the center of McCarter Road and running thence along the center of McCarter Road S. 6-29 W. 9957 feet to an iron pin; thence S. 3-19 W. 396 feet to an iron pin; thence leaving said McCarter Road and running along the joint boundary of the within described property and property of Ilene McDowell McCarter S. 85-52 W. 668.2 feet to an iron pin in the center of Green-pond Road; thence turning and running down Greenpond Road S. 21-40 E. 330 feet to an iron pin by a Locust stump; thence turning and running S. 87-17 W. 399.4 feet to an iron pin; thence turning and running N. 20-33 W. 219.5 feet to a Pine; thence N. 75-50 W. 521.9 feet to an iron pin; thence S. 50-09 W. 951.5 feet to an iron pin thence S. 75-26 W. 308.15 feet to an iron pin; thence turning and running N. 7-42 W. 116.8 feet to an iron pin and an old stone; thence N. 83-33 W. 668.8 feet to an iron pin and an old stone; thence S. 75-12 W. 1342.8 feet to an iron pin; thence turning and running N. 13-35 W. 491 feet to an iron pin; thence along the joint boundary of described property and property now formerly of Belton O. Thomason, Sr. and Daniel U. and Mary C. Harrell N. 59-50 E. 1171.3 feet to an old pin; thence N. 58-59 E. 2179.5 feet to an old iron pin; thence N. 88-50 E. 679.6 feet to a nail and cap in the center of Greenpond Road; thence along the center of Greenpond Road S. 11-32 E. 285.1 feet to an iron pin; thence S. 14-36 E. 225.9 feet to an iron pin; thence S. 18-51 E. 214.9 feet to an iron pin; thence S. 19-10 E. 437.3 feet to an nail and cap; thence leaving Greenpond road and running N. 85-52 E. 402.8 feet to an iron pin; thence N. 6-08 W. 1104 feet to an iron pin; thence N. 88-50 E. 611.9 feet to the point of beginning.

This is a portion of that property received by the Settlers under the Will of William T. Coleman, whose estate is recorded in Apartment 598, file 56 in the Greenville County Probate Court.



Together with all and singular rights, members, herditaments, 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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