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GREENVILLE CO. S. C.
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DONNIE S. TANKERSLEY
R.M.C.

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STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

MORTGAGE OF REAL ESTATE
TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, WE, GERALD A. COATES and SARAH S. COATES,

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

SOUTHERN BANK & 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

NINETEEN THOUSAND SIX HUNDRED & 56/100-----Dollars (\$19,600.56) due and payable

Per terms of note of even date herewith.

with interest thereon from _____ 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, in Austin Township, on the western side of Fowler Circle and having according to plat prepared by W. J. Riddle, Surveyor, in August of 1950 of the Property of J. W. Coates near Mauldin, South Carolina, the following metes and bounds, to-wit:

BEGINNING at an iron pin in the center of Fowler Circle, corner of property now or formerly belonging to Green, and running thence along the Green line with a gully as the line, N. 69-45 W. 228-feet to an iron pin; thence S. 80-30 W. 380-feet to an iron pin; thence N. 66 W. 205-feet to an iron pin; thence N. 71-50 W. 311-feet to an iron pin in branch; thence with the branch as the line, N. 64-02 E. 123-feet; thence still with the branch N. 57-45 E. 117.4-feet to an iron pin; thence still with the branch, N. 46-06 E. 160-feet to an iron pin; thence leaving the branch, N.80-10 E. 766-feet to an iron pin in the center of Fowler Circle; thence along the center of Fowler Circle, S. 5-41 E. 211.6-feet; thence still along the center of Fowler Circle, S. 5-04 W. 136-feet; thence still along the center of Fowler Circle, S. 29-43 W. 193.5-feet to the point of beginning.

This being the same property conveyed to the mortgagors by deed of even date herewith, and being conveyed to Gerald A. Coates and Sarah S. Coates by deed from Hilda Sharon Rutledge Shaw Gardenour, Frank W. Rutledge, Jr. and Andrew A. Rutledge by deed being recorded herewith.

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STATE OF SOUTH CAROLINA
SOUTH CAROLINA TAX COMMISSION
DOCUMENTARY
STAMP
TAX
\$ 0 7 3 8
JUN 27 1979

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 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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