

MORTGAGE OF REAL ESTATE prepared by E. Randolph Stone, Attorney at Law, 124 Broadus Avenue, Greenville, S.C. 29601

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

MORTGAGE OF REAL ESTATE

BOOK 1559 PAGE 357

FILED
DEC 3 4 47 PM '81
R.H.C.

TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, we, Glen Miles Cothran and Judy Ladonna Cothran,

(hereinafter referred to as Mortgagor) is well and truly indebted unto Thomas A. Cothran, Sr.,

(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 Five Thousand and No/100 Dollars (\$ 5,000.00) due and payable as follows:

Two Thousand Five Hundred and No/100 (\$2,500.00) Dollars and all accrued interest on January 4, 1982, and the entire unpaid balance of principal and interest on January 4, 1983.

with interest thereon from date at the rate of 10 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 heirs, successors and assigns:

ALL that piece, parcel or lot of land situate, lying and being in Dunklin Township, Greenville County, South Carolina, on the northeastern side of Holliday Dam Road (Holliday Bridge Road) being known and designated as Tract A on a plat of "Survey For Glen Miles Cothran & Judy Ladonna Cothran", dated, November 6, 1981, prepared by Carolina Surveying Company, and recorded on December 7, 1981, in the R.M.C. Office for Greenville County, South Carolina, in Plat Book 8V at Page 39 and having according to said plat the following metes and bounds:

BEGINNING at an old nail at the joint front corner of Tract A and Tract B and running thence N. 75-26 E. 210 feet to an old iron pin; thence N. 14-34 W. 210 feet to an old iron pin; thence N. 75-26 E. 547.7 feet to an iron pin; thence along a line of property of Thomas A. Cothran, Sr., S. 78-24 E. 278.5 feet to an iron pin; thence S. 28-05 E. 224.1 feet to an iron pin; thence along a line of property of Henry D. Greene, S. 63-02 W. 1,092.3 feet to an old iron pin in the center of Holliday Dam Road; thence along the center of Holliday Dam Road, N. 25-05 W. 85.3 feet to a nail and cap; thence continuing along the center of said road, N. 18-37 W. 103.4 feet to a nail and cap; thence continuing along the center of said road, N. 15-34 W. 178.4 feet to the beginning corner. This is the same property conveyed by Thomas A. Cothran, Sr. to Glen Miles Cothran and Judy Ladonna Cothran by a Deed dated this date and recorded herewith.

The mailing address of Thomas A. Cothran, Sr., is:
Route 3, Belton, South Carolina

STATE OF SOUTH CAROLINA
DOCUMENTARY
STAMP
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Together with all and singular rights, members, hereditaments, and appurtenances to the same belonging in any way incident or appertaining, and 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 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.

The Mortgagor further covenants and agrees as follows:

(1) That this mortgage shall secure the Mortgagee for such further sums as may be advanced hereafter, at the option of the Mortgagee, for the payment of taxes, insurance premiums, public assessments, repairs or other purposes pursuant to the covenants herein. This mortgage shall also secure the Mortgagee for any further loans, advances, readvances or credits that may be made hereafter to the Mortgagor by the Mortgagee so long as the total indebtedness thus secured does not exceed the original amount shown on the face hereof. All sums so advanced shall bear interest at the same rate as the mortgage debt and shall be payable on demand of the Mortgagee unless otherwise provided in writing.

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