STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

FILED MORTGAGE OF REAL ESTATE GREENVILLE CO. S.C.

VOL 1696 PAGE 653

TO ALL WHOM THESE PRESENTS MAY CONCERN:

DONNIE S. TANKERSLEY WHEREAS. WILLIAM RANDALL COLEMANIC.

(hereinafter referred to as Mortgager) is well and truly indebted un to BEATRICE G. COLEMAN

per note executed this date or any future modification, extension or renewal thereof

with interest thereon from date at the rate of per noteper centum per annum, to be paid per note.

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 texes, insurance premiums, public assessments, repairs, or for any other purposes:

NOW, KNOW ALL MEN, That the Mortgager, in consideration of the eforessic dibt, and in order to secure the payment thereof, and of any other and further sums for which the Mortgager 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 Mortgager 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 refeased, and by these presents does grant, bargain, sell and refease unto the Mortgagee, its successors and assigns:

ALL that certain piece, parcel or lot of land containing 1.00 acres on a proposed continuation of Coleman Avenue, which property is shown on a survey for William Randall Coleman by James R. Freeland, R.L.S., dated December 6, 1984 and recorded in Plat Book //-/>
I at Page /// R.M.C. Office for Greenville County, said plat having the following metes and bounds, to-wit:

BEGINNING at an iron pin on the Southwestern edge of Coleman Avenue and running thence along the edge of the proposed continuation of Coleman Avenue S. 37-20 E., 190.0 feet to an iron pin; thence turning and running S. 27-05 W., 220.0 feet to an iron pin near the center of a branch; thence, with the center of the branch as the line, traverse of which is N. 57-46 W., 166.7 feet to an iron pin; thence leaving said branch and running along the common boundary with property of William F. Coleman N. 26-01 E., 287.1 feet to the point of beginning.

This being the same property conveyed to the Mortgagor herein by deed of Agnes C. New, et al dated <u>December 28, 1984</u> and recorded herewith.

STATE OF SOUTH CAROLINA
DOCUMENTARY
STAMP
CECSITE TAX
PB 11218

CECSITE PB 11218

Together with all and singular rights, members, herditaments, and appurtegences to the same belonging in any way incident or appertaining, and of all the rents, issues, and profits which may arise or be had thereform, 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 ancumbrances except as provided herein. The Mortgagor further covenants to warrant and forever defend all and singular the said premises unto the Mortgagoe forever, from and against the Mortgagor and all persons whomspever fawfully claiming the same or any part thereof.

27

14328-RT-20

M

10

0

.00CI