

P.O. Drawer 489, Greenville, S.C. 29612

REG. 1496 670

STATE OF SOUTH CAROLINA

COUNTY OF GREENVILLE

MORTGAGE OF REAL ESTATE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, WE, HARRISON L. COLEMAN AND CLARA L. COLEMAN

(hereinafter referred to as Mortgagor) is well and truly indebted unto South Carolina National Bank of Greenville, South Carolina

(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

Two Hundred Thirty-Four Thousand, One Dollars \$ 1 due and payable
Hundred Sixty-Six and 34/100----- 234,166.34

Pursuant to terms of said 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

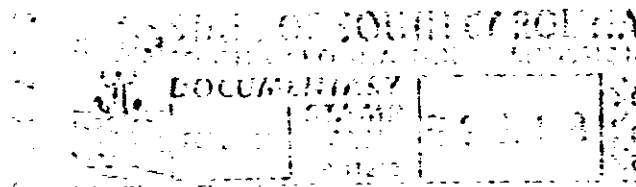
GREENVILLE, as follows, to-wit:

ALL that certain piece, parcel or tract of land, situate, lying and being on the western side of Old Augusta Road in the southern area of Donaldson Center, in the County of Greenville, State of South Carolina being known and designated as a 1.25 acre tract as shown on a plat entitled "Survey of a Tract of Land proposed for Sale to Ralph Lee Construction Corporation", prepared by Campbell and Clarkson, dated October 25, 1967, recorded in the R.M.C. Office for Greenville County, South Carolina, in Plat Book UUU, at Page 199, and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin in the southwestern corner of the intersection of Old Augusta Road and Engineer Street and running thence with the western side of Old Augusta Road S. 8-11 W. 152.6 feet to an iron pin; thence continuing with the western side of Old Augusta Road S. 7-40 W. 119.6 feet to an iron pin at the intersection of Old Augusta Road and an access alley; thence with the northern side of said access alley N. 67-27 W. 230 feet to an iron pin in the line of other property of grantor; thence with said line N. 17-26 E. 264.24 feet to an iron pin on the southern side of Engineer Street; thence with the southern side of Engineer Street S. 67-31 E. 185 feet to the point of BEGINNING.

ALSO: ALL that piece, parcel or tract of land, situate, lying and being adjacent to the western boundary of the premises described hereinabove being known and designated as 1.53 acre tract as shown on a plat entitled "Survey of Tract of Land Proposes for Sale to Ralph Lee Construction Corporation", prepared by Campbell & Clarkson, dated October 25, 1967, and having, according to said plat, the following metes and bounds, to-wit:

SEE ATTACHED SCHEDULE A



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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