

GREENVILLE CO. S. C.

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BOOK 1130 PAGE 104

FIRST MORTGAGE ON REAL ESTATE

OLLIE FARNSWORTH R. M. C. MORTGAGE

STATE OF SOUTH CAROLINA, }
COUNTY OF GREENVILLE }

TO ALL WHOM THESE PRESENTS MAY CONCERN: We, Robert M. Coates and Nancy

Beason Coates, (hereinafter referred to as Mortgagor) SEND(S) GREETING:

WHEREAS, the Mortgagor is well and truly indebted unto LAURENS FEDERAL SAVINGS AND LOAN ASSOCIATION, LAURENS, S. C. (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 Fifteen Thousand and No/100 DOLLARS (\$ 15,000.00), with interest thereon from date at the rate provided for in said note, said principal and interest to be repaid as therein stated, except that the final payment of principal and interest shall be due on

AUGUST 1, 1989, and

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 purpose;

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, on the northwesterly side of road to Woodruff and shown as a 6.91 acre tract on plat entitled "Property of Charles W. Beason" prepared by C. O. Riddle, dated March 8, 1961, revised April 11, 1968, and having, according to said plat the following metes and bounds, to-wit:

BEGINNING at a point in center of said road to Woodruff, which point is located S. 31-10 E., 37.5 feet from iron pin on the northwesterly side of said road and running thence with the center line of said road the following metes and bounds, to-wit: S. 57-58 W., 100 feet to a point; S. 58-55 W. 100 feet to a point; S. 62-18 W., 100 feet to a point; S. 65-59 W., 100 feet to a point; S. 68-56 W., 100 feet to a point; S. 72-29 W., 50 feet to a point in center of said road, which point is located S. 31-15 E. from iron pin on edge of said road; thence with the line of 8.11 acre tract as shown on said plat, N. 31-15 W., 538.4 feet to an iron pin in line of Kilgore; thence with line of Kilgore, N. 63-35 E., 548.6 feet to an old iron pin; thence continuing with line of Kilgore, S. 31-10 E., 538.5 feet to point in center of said road, the beginning corner. This tract contains 6.91 acres to the center line of said road and 6.44 acres to the edge of the northwesterly right-of-way of said road.

Together with all and singular the rights, members, hereditaments, and appurtenances to the same belonging or 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 and any other equipment or 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.