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GREENVILLE CO. S.C.

STATE OF SOUTH CAROLINA

COUNTY OF GREENVILLE

MORTGAGE OF REAL ESTATE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, JOHN S. COLEMAN

(hereinafter referred to as Mortgagor) is well and truly indebted unto AGNES C. NEW, MARJORIE C. SMITH, JEAN C. HUFF, WILLIAM F. COLEMAN AND BROADUS S. COLEMAN

(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 THREE THOUSAND FOUR HUNDRED AND NO/100

Dollars (\$ 3,400.00) due and payable

in sixty-eight(68) monthly installments of Fifty (\$50.00) Dollars principal plus interest at the rate of seven and one-half (7 1/2%) percent per annum (each monthly installment to include \$50.00 principal plus its respective share of the yearly interest). Payments to begin one month from date.

with interest thereon from date at the rate of 7 1/2 per centum per annum. ~~XXXXXX~~

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 the Town of Fountain Inn, and shown on a plat prepared by Joe E. Mitchell, R.L.S. on October 10, 1972, which plat is entitled Caroline Courts and which lot is known as Lot No. 4 according to said plat and is more particularly described as follows:

BEGINNING at an iron pin on the eastern edge of Coleman Avenue at the joint front corner of the within described lot and property owned by Broadus S. Coleman and running thence along the joint boundary S. 67-08 E. 202.0 feet to an old iron pin; thence S. 11-19 W. 170.0 feet to an iron pin at the joint rear corner of Lots 4 and 5 and running thence along their joint boundary N. 67-42 W. 214.0 feet to an iron pin on the eastern edge of Coleman Avenue; thence along the edge of said Coleman Avenue N. 15-25 E. 170.0 feet to the point of beginning.

This is the identical property conveyed to the Mortgagor herein by deed of Agnes C. New, Marjorie C. Smith, Jean C. Huff, William F. Coleman and Broadus S. Coleman, to be recorded of even date herewith.

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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