

MORTGAGE OF REAL ESTATE-Prepared by WILKINS & WILKINS, Attorneys at Law, Greenville, S. C.

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

GREENVILLE CO. S. C.

Dec 25 11 27 AM
DONNIE S. TINKERSON
R.M.C.

MORTGAGE OF REAL ESTATE
TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, WALTER COLEMAN

(hereinafter referred to as Mortgagor) is well and truly indebted unto BANK OF TRAVELERS REST

(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

TWELVE THOUSAND ----- Dollars (\$ 12,000.00) due and payable
one year from date

with interest thereon from date at the rate of nine(9%) per centum per annum, to be paid: quarterly,
first payment 90 days from date

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, the Mortgagee's heirs, successors and assigns:

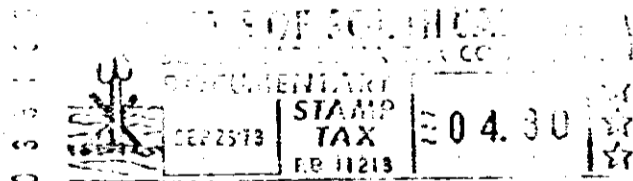
"ALL that certain piece, parcel or lot of land, with all improvements thereon, or hereafter constructed thereon, situate, lying and being in the State of South Carolina, County of Greenville, containing 19.6 acres shown on survey for H. O. & L. D. Bayne Estate dated September 21, 1977, revised July 20, 1978 by W. R. Williams, Jr., RLS, and having according to said plat the following metes and bounds, courses and distances, to-wit:

Beginning at a point in the center of Tubbs Mountain Road, at a bridge over a creek, and running thence with the center of said creek as the line N. 51-26 W. 75.6 feet to an iron pin; thence continuing with the center of said creek N. 44-14 W. 554.8 feet to an iron pin; thence S. 74-25 W. 1028.6 feet to an iron pin in line of Coleman property; thence with the line of said property S. 17-21 E. 740 feet to an o.i.p. corner of Batson property; thence with the line of said property N. 72-08 E. 1221 feet to an point on the west side of Tubbs Mountain Road; thence N. 18-18 E. 172.3 feet to the beginning point.

This is the same property conveyed to mortgagor by Charles Frank Bayne by deed of even date herewith, to be recorded.

"At the option of the mortgagee, the indebtedness secured hereby shall become due and payable if the mortgagor shall convey the mortgaged premises or if the title thereto shall become vested in any other person or party for any other reason whatsoever."

GCTO ----- 3 SE 25 78



Mortgagee's address:

430 N. Poinsett Plaza
Travelers Rest, S. C. 29690

Together with all and singular rights, members, hereditments, and appurtenances to the same belonging 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 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 is 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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