

MORTGAGE OF REAL ESTATE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, BLAKE P. GARRETT, JR., as Trustee for Blake P. Garrett, Sr., et al, under written Agreement dated December 15, 1978, known as "Coleman Property Associates" (hereinafter referred to as Mortgagor) is well and truly indebted unto BROADUS S. COLEMAN and WILLIAM F. 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 Sixteen Thousand Six Hundred Eighty-five and no/100ths --- Dollars (\$ 16,685.00) due and payable as set forth in said note,

with interest thereon from date at the rate of 10 per centum per annum, to be paid: as set forth in said 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 taxes, insurance premiums, public assessments, repairs, or for any other purposes:

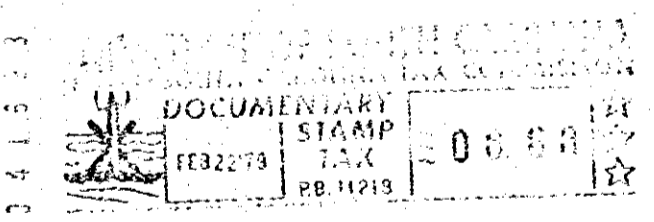
NOW, KNOW ALL MEN, That the Mortgagor, in consideration of the aforesaid debt, and in order to secure the payment thereof, and of any other and further sums for which the Mortgagor may be indebted to the Mortgagee at any time for advances made to or for his account by the Mortgagee, and also in consideration 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 piece, parcel or tract of land containing 5.92 acres, more or less, situate, lying and being on the southern side of South Carolina Highway No. 418 and the western side of the Old Fairview Road, near the Town of Fountain Inn, in Greenville County, South Carolina, being a portion of property owned by the late Samuel Lewis Coleman and having according to a plat of the property of WILLIAM F. AND BROADUS S. COLEMAN, surveyed by J. D. Calmes, dated November, 1960, the following metes and bounds, to-wit:

BEGINNING at an iron pin at the intersection of the right of way of South Carolina Highway No. 418 with the Old Fairview Road and running thence with the western side of the Old Fairview Road, S. 8-35 W., 335.2 feet to an iron pin in a stump; thence S. 62-15 W., 315.4 feet to an iron pin on other property owned now or formerly by Coleman; thence continuing along said line, N. 62-56 W., 215 feet to an iron pin; thence along the line of Sunset Heights, N. 24-08 W., 501.9 feet to an iron pin on the southern side of the right of way of South Carolina Highway No. 418; thence with the southern side of the right of way of said highway, S. 82-28 E., 547.4 feet to an iron pin; thence continuing with the edge of said right of way, S. 86-18 E., 187.4 feet to an iron pin, the point of beginning.

The above property is the same conveyed to the Mortgagor by deed of the Mortgagees to be recorded simultaneously herewith.

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Together with all and singular rights, members, herditaments, 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.

The Mortgagor further covenants and agrees as follows:

- 1) That this mortgage shall secure the Mortgagee for such further sums as may be advanced hereafter, at the option of the Mortgagee, for the payment of taxes, insurance premiums, public assessments, repairs or other purposes pursuant to the covenants herein. This mortgage shall also secure the Mortgagee for any further loans, advances, readvances or credits that may be made hereafter to the Mortgagor by the Mortgagee so long as the total indebtedness thus secured does not exceed the original amount shown on the face hereof. All sums so advanced shall bear interest at the same rate as the mortgage debt and shall be payable on demand of the Mortgagee unless otherwise provided in writing.

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