

LAW OFFICES OF
MORTGAGE OF REAL ESTATE

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

LATHAN, GREENE & COMPANY, P.A.
GREENVILLE, SOUTH CAROLINA
FILED
OCT 5 1 40 PM '81
R.M.C. SANDERSLEY

MITH & BARBARE, P.A., GREENVILLE, SOUTH CAROLINA

BOOK 1543 PAGE 557

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

WHEREAS, James M. Coster and Lois Coster

(hereinafter referred to as Mortgagor) is well and truly indebted unto Southern Bank and Trust Company

(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 Thirty Thousand Two Hundred Sixteen and 48/100

Dollars (\$ 30,216.48) due and payable

according to the terms thereof, said note being incorporated herein by reference

~~with interest thereon~~

~~at the rate of~~

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 certzin 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, O'Neal Township, State of South Carolina, known as a part of the land conveyed to Young Styles by deeds from W. Y. Black and Ellis C. Bedell, H. S. Bedell and Madeline Bedell Haynesworth, adjoining land of Young Styles and W. Y. Black, beginning on an iron pin N.W. corner, thence running S. 91-8 W. 19.80 to center of Pine Log Ford Road; thence with said road N. 81 E. 11.55 to an iron pin; thence N. 17 1/2 W. 8.72 to an iron pin; thence N. 31 W. 10.79 to the beginning corner and contains twelve and 27/100 (12.27) acres, more or less.

LESS, HOWEVER, that lot of land conveyed by grantor to William I. Corte and Beverly Corte dated January 8, 1964 and recorded in the R.M.C. Office for Greenville County in Deed Book 739 at Page 363, and also that lot conveyed by the Grantor to W. Ellis Carr and Verda Mae Carr dated March 26, 1975 and recorded in the R.M.C. Office in Deed Book 1016 at Page 6.

THIS being the same property as conveyed to the Mortgagors herein by deed of Beatrice L. Coster and being recorded in the R.M.C. Office for Greenville County in Deed Book 1113 at Page 396 on October 11, 1979.

THE address of the Mortgagee herein is: P. O. Box 544, Travelers Rest, S.C. 29690

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STATE OF SOUTH CAROLINA
DOCUMENTARY TAX COMMISSION
DOCUMENTARY TAX STAMP
12.12

Together with all and singular rights, members, hereditaments, 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 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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