

STATE OF SOUTH CAROLINA  
 COUNTY OF GREENVILLE

FILED

GREENVILLE CO. S. C.

JUL 21 12 18 PM '81

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

DONNIE S. TANKERSLEY

WHEREAS, HENRY R. McCAULEY

(hereinafter referred to as Mortgagor) is well and truly indebted unto MARK E. COBURN and DEBORAH F. COBURN, whose address is 317 Hampton Avenue, Greenville, S.C., 29601,

(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 -----

Twenty-Five Thousand and No/100----- Dollars (\$25,000.00) due and payable as per the terms of said note;

with interest thereon from date at the rate of Ten per centum per annum, to be paid: as per the terms of said note.

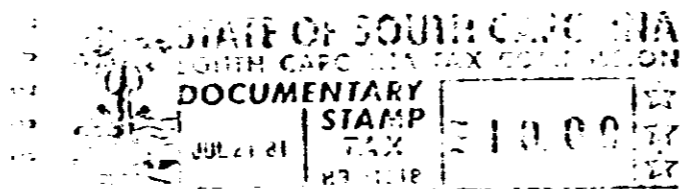
WHEREAS, the Mortgagor may hereafter become indebted to the said Mortgagee for such further sums as may be advanced to or for the Mortgagor's account for taxes, insurance premiums, public assessments, repairs, or for any other purposes:

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 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 City of Greenville, on the north-east side of Hampton Avenue (formerly Highland Avenue) and being shown on an unrecorded plat prepared for Elizabeth F. Bates by James N. Southern dated April 6, 1900, and having the following metes and bounds, to-wit:

BEGINNING at an iron pin on the northeast side of Hampton Avenue at the corner of property formerly owned by Andrew H. Gilreath and running thence along the northeast side of said Avenue S. 41-3/4 E. 53 feet to a stake; thence N. 44-1/2 E. 222 feet to a stake; thence N. 41 W. 53 feet to a stake (this being the rear line of said lot); thence S. 44-1/2 W. 223 feet to the point of beginning. LESS, HOWEVER, a strip off the rear of said lot conveyed by Etta Gertrude Gaines to Central Baptist Church by deed dated April 29, 1920, and recorded May 3, 1920, in Deed Book 48, at Page 279, said strip being 53 feet by 31.5 feet by 53 feet by 22.5 feet.

This being the same property conveyed to the mortgagor herein by deed of the mortgagees, to be executed and recorded of even date herewith.



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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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