

STATE OF SOUTH CAROLINA  
COUNTY OF GREENVILLE

FILED  
GREENVILLE CO. S. C.  
APR 29 11 39 AM '83  
DOCKIE STARKENWISLEY  
R.M.C.

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

WHEREAS, MARVIN COBURN and MARK E. COBURN

(hereinafter referred to as Mortgagor) is well and truly indebted unto Henry G. Elrod, 534 South Main Street, Greenville, South Carolina 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 -----

Seventy Thousand and no/100-----Dollars (\$ 70,000.00 ) due and payable

as provided therein.

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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:

ALL that piece, parcel, or lot of land, in the City of Greenville, County of Greenville State of South Carolina, being known and designated as Lots Nos. 23, 24, and 25, of the Alex McBee Lands of Mountain City Land and Improvement Company, and having, according to a plat thereof by Dalton & Neves Co., dated April 1983, captioned "Property of Marvin Coburn and Mark E. Coburn", recorded in said R.M.C. Office for Greenville County, South Carolina, in said Book 9 S, Page 6, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the northeastern side of Hammond Street at the northeastern intersection of Hammond Street and Rhett Street, and running thence with the southeastern side of Rhett Street, N 38-22 E 223.34 feet to an iron pin; thence S 30-36 E 180 feet to an iron pin; thence S 36-31 W 202.62 feet to an iron pin in the northeastern side of Hammond Street; thence with the northeastern side of Hammond Street, N 37-34 W 179.89 feet to the point of beginning.

Being the same conveyed to the Mortgagors by deed of Henry G. Elrod, to be recorded herewith.

STATE OF SOUTH CAROLINA  
SOUTH CAROLINA TAX COMMISSION  
DOCUMENTARY  
APR 23 83  
STAMP  
TAX \$ 28.00  
RECEIVED

2 APR 29 83  
897

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.

4 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.