

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

MORTGAGE OF REAL ESTATE 1058 372
TO ALL WHOM THESE PRESENTS MAY CONCERN:

12 08 PM '84
1058 372

WHEREAS, Arthur James Cole and Jo Carol Cole

(hereinafter referred to as Mortgagor) is well and truly indebted unto Bank of Travelers Rest
P.O. Box 485
Travelers, SC 29690-0485

(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

Eight Thousand One Hundred Eighty-Five and 86/100----- Dollars (\$ 8,185.86) due and payable

According to the terms of the Promissory Note executed herewith.

with interest thereon from date at the rate of 14.5 per centum per annum, to be paid: monthly

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, being known and designated as a tract on the eastern side of South Carolina Highway 253 and having the following metes and bounds to-wit:

BEGINNING at a point in the center of Highway 253, joint front corner with property now or formerly owned by Manly, and running thence with the center of said Highway S 16-12 W, 50 feet to a point; thence S 17-57 W, 100 feet to a point; thence S 19-17 W, 100 feet to a point; thence S 19-52 W, 86.8 feet to a point joint front corner with property now or formerly owned by Langley; thence turning and running S 76-52 E, 391.9 feet to a point in the center of the creek; thence with the center line of said creek as the property line the following: N 18-25 E, 49.9 feet, N 37-05 W, 61.42 feet, N 36-22 E, 93.20 feet to a point, N 65-37 E, 134.22 feet to a point, N 39-30 E, 102.76 feet to a point, joint rear corner with property now or formerly owned by Manly; thence turning and running N 77-14 W, 535 feet to the center of said Highway, the point of beginning.

This is the same property as conveyed to the Mortgagors herein by deed of Patrick R. Brockman, Trustee, said deed recorded in the RMC Office for Greenville County on even date herewith.

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.

STATE OF SOUTH CAROLINA
SOUTH CAROLINA TAX COMMISSION
DOCUMENTARY
APR 23 1984
STAMP
TAX
E 03.28

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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