STATE OF SOUTH CAROLINA COUNTY OF GREENVILLE

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MORTGAGE OF REAL ESTATE

3 20 64 180 ALL WHOM THESE PRESENTS MAY CONCERN:

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PURCHASE MONEY MORTGAGE

WHEREAS, James D. Ward

(hereinafter referred to as Mortgagor) is well and truly indebted unto

Ernest R. 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

Eleven Thousand and No/100----- Dollars (\$11,000.00) due and payable

in full on or before January 10, 1983.

with interest thereon from date at the rate of 11% per centum per annum, to be paid: in full on or before January 10, 1983.

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 certain piece, parcel or lot of land in Butler Township, Greenville County, South Carolina, being shown and designated as Lot No. Three (3) on plat prepared for Ernest R. Coleman by W. H. Willis, engineer, on October 5, 1965, and revised on August 9, 1969; which plat is recorded in the RMC Office for Greenville County, South Carolina in Plat Book 4 E, Page 171, and having according to said plat the following metes and bounds, to-wit:

BEGINNING at an iron pin on the right of way of Robert Circle, front corner of Lot Nos. 2 and 3 and running thence along the joint line of Lot Nos. 2 and 3 N. 17-30 E. 213 feet to an iron pin on the bank of Enoree River; thence along Enoree River as the line, the traverse of which is N. 81-50 E. 199.4 feet to an iron pin on the joint rear corner of Lot Nos. 3 and 4; thence along the joint line of Lot Nos. 3 and 4 S. 17-30 W. 200 feet to an iron pin on the right of way of Robert Circle at the joint front corner of Lot Nos. 3 and 4; thence along the right of way of Robert Circle N. 85-W. 200 feet to the point of beginning containing .96 acres, more or less.

This being the same property conveyed unto the Mortgagor by Mortgagee executed and recorded of even date herewith.

PURCHASE MONEY MORTGAGE

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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.

A CONTRACTOR OF THE PROPERTY OF THE PARTY OF

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 Mortgagoe forever, from and against the Mortgagor and all persons whomsoever lawfully claiming the same or any part thereof.

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