

MORTGAGE OF REAL ESTATE BY A CORPORATION Office of Leatherwood, Walker, Todd & Mann, Attorneys at Law,

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

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

WHEREAS, COFFEE ST. REALTY CO.

a corporation chartered under the laws of the State of South Carolina
(hereinafter referred to as Mortgagor) is well and truly indebted unto EVELYN OWEN MIMS FORD AND CHARLES W. MIMS, JR.

(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-Five Thousand, Five Hundred and No/100**

Dollars (\$ 35,500.00) due and payable

in four (4) equal annual installments of Eight Thousand, Eight Hundred Seventy-Five and No/100 Dollars (\$8,875.00) each, the first such payment being due one (1) year after the date hereof and the remaining payments being due on the same day of each year thereafter until paid in full,

~~with interest on the unpaid balance at the rate of eight (8%) percent per annum to be computed and paid annually.~~
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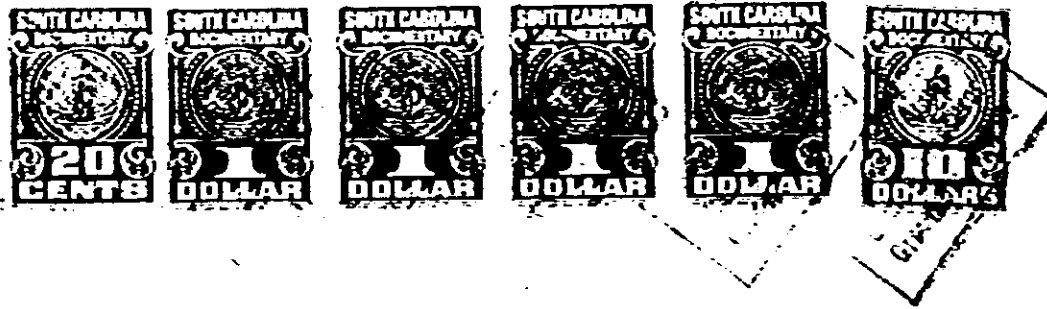
WHEREAS, the Mortgagor may hereafter become indebted to the said Mortgagee for such further sums as may be advanced to or for the Mortgagor's account for taxes, insurance premiums, public assessments, repairs, or for any other purposes:

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, the Mortgagee's heirs, 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

ALL that certain piece, parcel or lot of land, situate, lying and being on the northern side of East Coffee Street in the City of Greenville, County of Greenville, State of South Carolina, being shown and designated as Lots 1 and 2 and a portion of Lot 3 on Plat of Property of L. A. and W. M. James recorded in the Greenville County RMC Office in Plat Book F, Page 187 and having the following metes and bounds, according to a plat entitled "Property of Coffee St. Realty Co., et al" dated April, 1974, by Dalton & Neves Co., Engineers:

BEGINNING at an iron pin on the northern right-of-way of East Coffee Street, which pin is located 102 feet east of the intersection of the northern right-of-way of East Coffee Street and the eastern right-of-way of North Spring Street, said point of beginning also being located at the southwestern corner of property now owned by Coffee St. Realty Co. and running thence with the line of said property now owned by Coffee St. Realty Co., N. 21-00 E. 83 feet to a nail and a cap on the southern right-of-way of an alley; thence with the said alley right-of-way N. 69-14 W. 71.55 feet to an iron pin at the northeastern corner of property of Diran Corporation; thence with the line of said Diran Corporation property S. 21-19 W. 83 feet to a nail and a cap on the northern right-of-way line of East Coffee Street; thence with said Street right-of-way S. 69-14 E. 72 feet to an iron pin at the point of beginning.



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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