

214 Batesview Drive, Greenville, S. C.

STATE OF SOUTH CAROLINA GREENVILLE CO. S. C.
COUNTY OF GREENVILLE

MORTGAGE OF REAL ESTATE

BOOK 1405 PAGE 936

FILED
AUG 2 3 24 PM '77

TO ALL WHOM THESE PRESENTS MAY CONCERN:

DONNIE S. TANKERSLEY
R.M.C.

WHEREAS, GEORGE L. COLEMAN, JR.

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

JOSIAH K. BATES, SR. and JOSIAH K. BATES, JR., with the right of survivorship

(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-ONE THOUSAND AND NO/100THS-----

Dollars 21,000.00) due and payable

in accordance with the terms of the note of even date

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

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, containing THIRTY (30) ACRES, more or less, as shown on the County Block Book at Sheet 503.3-1-16.1 and 16.2 and having the following metes and bounds, to-wit:

BEGINNING at an iron pin on Williams Road and running thence North 2-45 West 695 feet, more or less, to a stone; running thence North 17-45 West 1,485 feet to an iron pin; running thence North 88-30 West 491.7 feet to an iron pin; running thence South 6-00 East 396 feet to a stone by a walnut; running thence South 55-0 West 132 feet to a stone; thence South 19-00 East 2,584.56 feet to an iron pin on Williams Road; running thence along Williams Road approximately South 71-15 West 550 feet, more or less, to the beginning corner.

This is the same property conveyed to the Mortgagor herein by deed of Josiah K. Bates, Sr. dated July 29, 1977 and recorded in herewith.

[Faint signature and stamp area]
PB. 11218

Together with all and singular rights, members, herditaments, and appurtenances to the same belonging in any way incident or appertaining, and of all 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 such 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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