

MORTGAGE OF REAL ESTATE—G.R.E.M. 2

THE STATE OF SOUTH CAROLINA, }
County of Greenville,

TO ALL WHOM THESE PRESENTS MAY CONCERN:

Joe R. Coleman

SEND GREETINGS:

Whereas, I the said Joe R. Coleman
in and by my certain promissory note in writing, of even date with these presents,
well and truly indebted to A. B. Batson

in the full and just sum of Six Thousand and no/100 (\$6,000.00)
Dollars, to be paid on demand

with interest thereon from maturity at the rate of six per centum per annum, to be computed and paid ~~annually~~

until paid in full; all interest not paid when due to bear interest at same rate as principal; and if any portion of principal or interest be at any time past due and unpaid, the whole amount evidenced by said note to become immediately due, at the option of the holder hereof, who may sue thereon and foreclose this mortgage; and in case said note, after its maturity, should be placed in the hands of an attorney for suit or collection, or if before its maturity it should be deemed by the holder thereof necessary for the protection of his interests to place and the holder should place the said note of this mortgage in the hands of an attorney for any legal proceedings, then and in either of said cases the mortgagor promises to pay all costs and expenses including 10 per cent. of the indebtedness as attorneys' fees, this to be added to the mortgage indebtedness, and to be secured under this mortgage as a part of said debt.

NOW KNOW ALL MEN, that I the said Joe R. Coleman
in consideration of the said debt and sum of money aforesaid, and for the better security of the payment thereof to the said A. B. Batson

according to the terms of the said note, and also in consideration of the further sum of Three Dollars, to the said Joe R. Coleman
in hand well and truly paid by the said A. B. Batson

receipt whereof is hereby acknowledged, have granted, bargained, sold and released and by these Presents do grant, bargain, sell and release unto the said A. B. Batson, his Heirs and Assigns-

All of my undivided one-half interest in and to All that certain piece, parcel or lot of land with the buildings and improvements thereon situate in the Town of Travelers Rest, Bates Township, on the West side of the Buncombe Road more particularly described as follows:

BEGINNING at an iron pin at the Southwestern intersection of the Buncombe Road and Church Street and running thence along the West side of Buncombe Road in a Southernly direction 60 feet to stake; thence N. 89 W. 83 feet, more or less, to stake on the East side of the G. & W. right-of-way; thence with the East side of said right-of-way in a Northwesternly direction 61 feet, more or less, to iron pin on the South side of Church Street; thence along the South side of Church Street S. 89 E. 97 feet to the point of beginning, and being designated as Lot No. 5 and an adjacent 20 foot strip of Lot No. 6 as shown by the plat of the W. D. Sittes estate recorded in the office of R. M. C. for Greenville County in Plat Book F at page 20.

ALSO, all my right, title and interest in the party wall on the South side of the above described property.

This is the same property conveyed to me by deed of W. L. Stamey of even date herewith. The mortgagor herein, Joe R. Coleman, and the mortgagee, A. B. Batson, have this day executed a joint note to Liberty Life Insurance Company for \$6,000.00 secured by a mortgage covering the above described property belonging to them and the entire proceeds of said loan have been used for the benefit of the mortgagor who has agreed to make all payments due thereon and to further protect the mortgagee this mortgage is executed to him as security, to insure the payments by the mortgagor of all payments on the said note of Liberty Life Insurance Company and upon the payment in full of the loan of Liberty Life Insurance Company the within mortgage and the note secured thereby shall be satisfied and cancelled, and until the mortgagor hereon shall default on the payments due Liberty Life Insurance Company no payments shall become due under this mortgage and the note secured thereby.

This mortgage is junior in rank to the lien of the mortgage given by Joe R. Coleman and A. B. Batson to Liberty Life Insurance Company for \$6,000.00 of even date herewith.

WITNESSED AND CANCELLED OF RECORD
R. M. C. DEPT. OF RECORDS
GREENVILLE COUNTY, S. C.
BOOK 113-200 P. 16783

Handwritten signatures and notes, including "Witnessed" and "Joe R. Coleman".