

BOOK 693 PAGE 234

MORTGAGE OF REAL ESTATE—Office of Love, Thornton & Blythe, Attorneys at Law, Greenville, S. C.

FILED
GREENVILLE CO. S. C.

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

OCT 5 12 18 PM 1956
MORTGAGE
OLLIE FARNSWORTH
R.M.C.

TO ALL WHOM THESE PRESENTS MAY CONCERN:

We, Robert M. Coates and Nancy B. Coates
(hereinafter referred to as Mortgagor) SEND(S) GREETING:

WHEREAS, the Mortgagor is well and truly indebted unto G. A. Coates

(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 One Thousand and No/100- - -

DOLLARS (\$ 1,000.00),

with interest thereon from date at the rate of Six per centum per annum, said principal and interest to be repaid: On or before one year after date, with interest thereon from date at the rate of six per cent, per annum, to be computed and paid semi-annually

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 pursuant to the covenants herein and also in consideration of the further sum of Three (\$3.00) Dollars 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, his 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 Greenville, in Austin Township, near the Town of Mauldin, being a portion of the .88 of an acre, more or less, on the Southern side of Sunrise Drive, shown on plat made by C. O. Riddle, May 14, 1953, recorded in the R.M.C. Office for Greenville County in Plat Book DD at Page 125, and being more particularly described as follows:

"BEGINNING at an iron pin on the Southern side of Sunrise Drive, at the North-western corner of lot conveyed by John Julian Whitt to W. Earl Reid and Ruby P. Reid, and running thence along the line of the Reid lot, S. 24-06 E. 201.5 feet to an iron pin; thence S. 60-31 W. 75 feet to an iron pin at corner of other property of S. M. Forrester; thence with the line of said property, N. 24-06 W. 230 feet, more or less, to an iron pin on the Southern side of Sunrise Drive; thence along the Southern side of Sunrise Drive, N. 84-46 E. 75 feet to the point of beginning. Being the same premises conveyed to the mortgagors by S. M. Forrester."

It is understood that this mortgage is junior in lien to a first mortgage in the original sum of \$7500.00. And it is agreed that in the event the mortgagors shall fail to make the monthly payments on the first mortgage as provided therein that this mortgage shall become immediately due and payable.

Together with all and singular the rights, members, hereditaments, and appurtenances to the same belonging or 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 and any other equipment or 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.