

FILED
GREENVILLE CO. S. C.
MORTGAGE OF REAL ESTATE—Mann, Foster, Ashmore & Brissey, Attorneys at Law, Justice Building, Greenville, S. C.

STATE OF SOUTH CAROLINA }
COUNTY OF GREENVILLE } OLLIE FARNSWORTH MORTGAGE OF REAL ESTATE
R. H. C. TO ALL WHOM THESE PRESENTS MAY CONCERN

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WHEREAS, I, Clara J. W. Coleman

(hereinafter referred to as Mortgagor) is well and truly indebted unto C. E. Robinson, Jr., as Trustee under B. M. McGee Will

(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 Seven thousand and no/100-----

----- Dollars (\$ 7,000.00) due and payable \$72.32 on the first day of each and every month hereafter, commencing May 1, 1970; payments to be applied first to interest, balance to principal; privilege is granted to anticipate payment of any part or all after one year. The holder hereof has the right to declare the entire balance due and payable after five (5) years from date or anytime thereafter;

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

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, in Greenville Township, being known and designated as Lot 19 as shown on plat of the Property of Perry Estate recorded in Plat Book B, Page 33 in the RMC Office for Greenville County, and having the following metes and bounds according to survey and plat by Pickell & Pickell, Engineers, dated October 4, 1946, to-wit:

Beginning at an iron pin at the northern corner of the intersection of Perry Road and Ethelridge Avenue and running thence with said Avenue, N. 50-33 W. 137 feet to a stake; thence with the rear line of Lot No. 20, N. 49-20 E. 55.4 feet to a stake in line of Lot No. 18; thence with the line of said Lot 18, S. 50-33 E. 130.6 feet to a stake on the northwest side of Perry Road; thence with the northwest side of Perry Road, S. 43-30 W. 54.8 feet to the point of beginning; reserving 5 foot strip across rear portion, same to be used as alley.

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 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.

(CONTINUED ON REVERSE)