

GREENVILLE CO. S. C.

OCT 13 12 17 PM '72

FIRST MORTGAGE ON REAL ESTATE

ELIZABETH RIDGE
R.M.C.

MORTGAGE

BOOK 1253 PAGE 197

STATE OF SOUTH CAROLINA,
COUNTY OF GREENVILLE }

TO ALL WHOM THESE PRESENTS MAY CONCERN: James R. Coley and

Sandra H. Coley (hereinafter referred to as Mortgagor) SEND(S) GREETING:

WHEREAS, the Mortgagor is well and truly indebted unto LAURENS FEDERAL SAVINGS AND LOAN ASSOCIATION, LAURENS, S. C. (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 Four Thousand Two Hundred and No/100----- DOLLARS (\$ 24,200.00), with interest thereon from date at the rate provided for in said note, said principal and interest to be repaid as therein stated, except that the final payment of principal and interest shall be due on

October 1, 1997, and

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 purpose;

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, Town of Mauldin, situate, lying and being on the southeast corner of the intersection of Leake Street and Bishop Drive being known and designated as Lot 57 of a subdivision known as Bishop Heights, which plat is recorded in the RMC Office for Greenville, S. C. in Plat Book BBB, Page 171, and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the northeast side of Bishop Drive at the joint corner of Lots 56 and 57 and runs thence along the line of Lot 56 N. 29-44 E. 200.7 feet to an iron pin; thence along the line of Lot 48 N. 55-13 W. 141 feet to an iron pin on the southeast side of Leake Street; thence along Leake Street S. 25-42 W. 172.54 feet to an iron pin at the intersection of Leake Street and Bishop Drive; thence with the curve of Leake Street and Bishop Drive (the chord being S. 14-46 E. 45.6 feet) to an iron pin on the northeast side of Bishop Drive; thence along Bishop Drive S. 55-13 E. 96.6 feet to the beginning corner.

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.