

GREENVILLE, S. C.

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BOOK 1256 PAGE 281

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE
DONNIE S. TANKERSLEY
R.M.C.

MORTGAGE OF REAL ESTATE
TO ALL WHOM THESE PRESENTS MAY CONCERN.

WHEREAS, We, Charles J. Coble and Sarah H. Coble,

(hereinafter referred to as Mortgagor) is well and truly indebted unto Sarah Peeler Hudson of 1036 Confederate Ave., Salisbury, North Carolina

(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 Thirty Five Thousand and no/100

Dollars (\$35,000.00) due and payable

in 360 equal payments of One Hundred Ninety Eight and 73/100 (\$198.73) Dollars per month beginning on June 1, 1973 and on the first day of each successive month thereafter until paid in full.

with interest thereon from June 1 at the rate of 5 1/2 per centum per annum, to be paid: As stated above.

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, City of Greenville located on the Southeastern side of Rock Creek Drive and being known and designated as Lots 2, 2A, 3 and 3A on the Plat of the property of Hugh K. Aiken, Jr. and Clairene H. Aiken, prepared by R. W. Dalton, September, 1960 and recorded in the R.M.C. Office of Greenville County, South Carolina at Plat Book UU, at Page 89, said property having total frontage of 180 feet on the Southeastern side of Rock Creek Drive and running back to a depth of 307.8 feet on the West side into a depth of 292.5 feet on the East side and having 167 feet across the rear on the North side of a 25 foot 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 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.