

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

FILED
GREENVILLE CO. S. MORTGAGE OF REAL ESTATE

JUL 25 11 36 AM '73

TO ALL WHOM THESE PRESENTS MAY CONCERN

DONNIE S. TANKERSLEY
R.M.C.

WHEREAS, C. C. COLEMAN, JR. and A. LAMAR CAMPBELL, SR.

(hereinafter referred to as Mortgagor) is well and truly indebted unto RIVER MILLS

(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 **FIFTY THOUSAND AND NO/100** Dollars (\$ 50,000.00) due and payable

In Five (5) equal installments of \$10,000.00 each. First payment to be due and payable one (1) year from date of signing, and a like amount to be due and payable on each year thereafter until paid in full.

with interest thereon from date at the rate of **7 1/2%** per annum, to be paid on the declining balance.

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

ALL that certain piece, parcel or lot of land in the City of Greenville, County of Greenville, State of South Carolina, on the east side of South Hudson Street, more particularly described as follows: BEGINNING at a point on the east side of South Hudson Street at corner of property now or formerly of Mills; thence with South Hudson Street S. 30-30 W. 38 feet to corner of Lot No. 6; thence with Lot No. 6 S. 59-30 E. 120 feet to corner of Lot No. 13; thence N. 30-30 E. 41 feet to line in other property of River Mills; thence with line of other property of River Mills northwesterly 120 feet to the Beginning corner, being Lot No. 7, according to a plat recorded in Plat Book F, Page 83, Office of the RMC for Greenville County, and being the same property conveyed to Grantor by Clarence B. Martin by deed dated August 1, 1928, recorded in Deed Book 136, Page 319.

ALSO all that certain piece, parcel or tract of land in Greenville Township, Greenville County, State of South Carolina on the east side of South Hudson Street, more particularly described as follows:

BEGINNING at a point on the east side of Hudson Street at the corner of land now or formerly of Goldsmith; thence with Hudson Street N. 28-57 E. 208 feet, more or less, to the C.&W.C. Railway track; thence southeasterly along the C.&W.C. side track about 800 feet to the line of a lot now or formerly of C.&W.C. Railway Company; thence with the line of the C.&W.C. Railway Company Lot S. 32-28 W. about 100 feet to the southwest corner of the said Railway lot; thence again with the line of the said Railway Lot S. 56-43 E. 231 feet to Westfield Street; thence with Westfield Street S. 31-40 W. 34.3 feet to corner of property now or formerly of W. H. Austin; thence along the line of said Austin property and others N. 61-43 W. 1034.5 feet to the Beginning corner of Hudson Street. (See Plat Book H, Page 101). Less, however, the following described portion of said property sold to Citizens Lumber Company: ALL that certain piece, parcel or lot of land situate, lying and being the Greenville Township, Greenville County, State of South Carolina, on the western side of Westfield Street, corner of property now or formerly of Morris McCoy, and running thence with the line of said property and with other property, N. 61-43 W. 444.5 feet to a stake, corner of other property of River Mills; thence with other property of River Mills, N. 28-17 E. 164.8 feet to the rail of the C.&W.C. Railway siding; thence with the rail of said siding approximately S. 61-43 E. approximately 230 feet to the corner of the C.&W.C. Railway Company; thence with the line of said property S. 32-28 W. 110.8 feet to a pipe; thence continuing with said property, S. 56-43 E. 231 feet to a pipe on Westfield Street; thence with the Western side of Westfield Street S. 31-40 W. 34.3 feet to the Beginning corner, being the Eastern portion of the property conveyed by Henry K. Townes to River Mills by deed dated January 2, 1928, recorded in Deed (Continued on Reverse side)

Together with all and singular rights, members, hereditaments, and appurtenances to the same belonging in any way incidental or appertaining, and of all 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 taxes 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.

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