

STATE OF SOUTH CAROLINA,
COUNTY OF GREENVILLE

GREENVILLE CO. S. C.
JUN 23 4 40 PM '75
CLERK OF COURTS

1934 532

To All Whom These Presents May Concern:

WHEREAS, I, Thomas H. Coker

hereinafter called the mortgagor(s), is (are) well and truly indebted to

T. Walter Brashier

hereinafter called the mortgagee(s), in the full and just sum of Twenty-Five

Thousand and no/100-----(\$25,000.00) -----

Dollars, in and by a certain promissory note in writing of even date herewith, due and payable as follows: in full, one (1) year from date



5.10.75

with interest from date at the rate of Eight (8%)

per centum per annum until paid; interest to be computed and paid

At maturity

and if unpaid when due to

bear interest at the same rate as principal until paid, and the mortgagor(s) has (have) further promised and agreed to pay a reasonable amount due for attorney's fee if said note be collected by attorney or through legal proceedings of any kind, reference being thereunto had will more fully appear.

NOW, KNOW ALL MEN, That the said mortgagor(s) in consideration of the said debt and sum of money aforesaid, and for the better securing the payment thereof, according to the terms of the said note, and also in consideration of the further sum of Three Dollars, to the mortgagor(s) in hand well and truly paid at and before the sealing and delivery of these presents, the receipt whereof is hereby acknowledged, have granted, bargained, sold and released, and by these presents to grant, bargain, sell and release unto the said mortgagee(s) the following described real property:

ALL that piece, parcel or lot of land in Greenville County, State of South Carolina being shown as a .535 acre tract of land on plat of property of T. Walter Brashier prepared by Jones Engineering Service, dated June 4, 1975 and recorded in the R.M.C. Office for Greenville County in Plat Book SN at page 102, and having, according to said plat, the following metes and bounds to-wit:

BEGINNING at an iron pin on the eastern side of Wade Hampton Boulevard, said point being in the center of a private drive at its intersection with Wade Hampton Boulevard and running thence with the center of said private drive S. 37-08 W. 145.7 feet to an iron pin; thence N. 55-10 E. 41.9 feet to an iron pin; thence S. 42-25 E. 148 feet to an iron pin; thence N. 38-52 E. 143.8 feet to an iron pin; thence N. 60-00 W. 94.1 feet to an iron pin; thence S. 64-29 W. 48.6 feet to an iron pin; thence N. 84-28 W. 90.8 feet to an iron pin; thence N. 34-20 W. 102.4 feet to an iron pin on the eastern side of the right of way of Wade Hampton Boulevard; thence with the right of way of said Boulevard, S. 52-30 W. 49 feet to the point of beginning.

ALSO; The Mortgagor conveys to the Mortgagee, his heirs and assigns, an easement for ingress and egress and regress from time to time by foot or vehicular traffic over a 12 foot wide strip of property, which strip is more particularly described below. Said easement is for the benefit of the adjoining property of the Grantee and is a perpetual, non-exclusive, appendant, appurtenant easement which shall run with the land and is essentially necessary to the enjoyment of the adjoining property of the Mortgagee and to the convenient and proper use thereof and is for a commercial purpose and shall be transmissible by deed or otherwise upon any conveyance or transfer of adjoining property of the Grantee.

0532
4328 RV-23