

FILED
STATE OF SOUTH CAROLINA GREENVILLE CO. S. C.
COUNTY OF Greenville JUL 11 12 43 PM '73

MORTGAGE OF REAL ESTATE

BOOK 1372 PAGE 622

TO ALL WHOM THESE PRESENTS MAY CONCERN:

DONNIE S. TANKERSLEY
R.M.C.

WHEREAS, C. C. COLEMAN, JR.

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

BANK OF TRAVELERS REST

(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-TWO THOUSAND AND NO/100THS----- Dollars (\$ 22,000.00) due and payable

in accordance with the terms of the note of even date herewith

with interest thereon from date at the rate of **9%** per centum per annum, to be paid:

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**, 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 & WC Railway track; thence southeasterly along the C & WC side track about 800 feet to the line of a lot now or formerly of C & WC Railway Company; thence with the line of the C & WC 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 in 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 Rivers Mills, N 28-17 E 164.8 feet to the rail of the C & WC Railway siding; thence with the rail of said siding approximately S 61-43 E approximately 230 feet to the corner of the C & WC 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 Book 143, page 13. Reserving, however, to River Mills and its successors and assigns, an easement for the installation and maintenance of a water line from Westfield Street to the other property of Rivers Mills over the property conveyed to Citizens Lumber Company. **LESS**, however, that portion previously conveyed to Builders Mart of America, Inc.

This being a portion of the property conveyed to the Mortgagor herein by Deed of River Mills, dated July 20, 1973 and recorded in the R.M.C. Office for Greenville County, S. C. in Deed Book 980 at page 19 on July 25, 1973 and by deed of A. Lamar Campbell, Sr. to the Mortgagor dated November 14, 1973 recorded in the R.M.C. Office for Greenville County, S. C. in Deed Book 988 at Page 385 on November 16, 1973.

This conveyance is subject to any and all existing reservations, easements, rights-of-way, zoning ordinance and restrictions or protective covenants that may appear of record, on the recorded plat(s) or on the premises.

Together with all and singular rights, members, hereditaments, and appurtenances to the same belonging in any way incident 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 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.

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