

GREENVILLE CO. S. C.

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HORTON, DRAWDY, MARCHBANKS, ASHMORE, CHAPMAN & BROWN, P.A. 307 PETTIGRU STREET, GREENVILLE, S.C. 29603

STATE OF SOUTH CAROLINA } J. A. Traynham  
COUNTY OF GREENVILLE } 2800 Augusta Road R.H.C. S. TANKERSLEY  
Greenville, S. C. MORTGAGE OF REAL ESTATE  
(CORPORATION)

TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, Coker & Coker & Coker Leasing Associates, Inc. \_\_\_\_\_, a corporation organized and existing under the laws of the State of South Carolina, (hereinafter referred to as Mortgagor) is well and truly indebted unto J. A. Traynham \_\_\_\_\_

(hereinafter referred to as Mortgagee) as evidenced by the Mortgagor's promissory note of even date herewith, in the sum of: Thirty-four Thousand Eight Hundred Fifty and No/100 \_\_\_\_\_ Dollars (\$34,850.00-- ) due and payable as provided for under the terms and conditions of said note, which are incorporated herein by reference and made a part hereof as though they set forth herein, with interest thereon from date at the rate of 7.5 per centum per annum, to be paid as provided for in said note; and, as follows: The sum of \$3,500.00 due and payable on June 30, 1977 together with interest on the unpaid balance; thereafter, there shall be an annual payment of \$1,567.50 due on January 1, 1978, together with interest on the unpaid balance, and 19 like and equal annual principal payments being due and payable on June 1 of each year, the last such payment being due January 1, 1997.

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 those pieces, parcels or lots of land situate, lying and being on Augusta Road near the City of Greenville, in the County of Greenville, State of South Carolina and known and designated as Lots Nos. 5 and 6 as shown on plat of Property of Alma Eunice Jones dated August 25, 1942, prepared by W. J. Riddle Surveyor and recorded in the R.M.C. Office for Greenville County in Plat Book M at Page 81 and according to said plat has the following metes and bounds, to-wit:

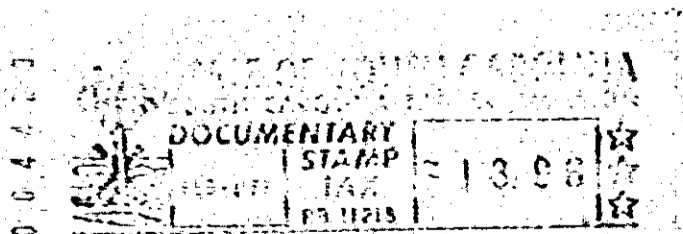
BEGINNING at an iron pin on the northern side of Augusta Road at the joint front corner of Lots Nos. 4 and 5 and running thence along the joint line of said lots N. 45-02 W., 200 feet to a point; thence along the rear lines of Lots 5 and 6, S. 44-58 W., 200 feet to an iron pin at the joint rear corner of Lots 6 and 7; running thence with the joint line of said lots S. 45-02 E., 210.7 feet to a point on the northern side of Augusta Road; running thence with the northern side of said road N. 39-09 E., 48.1 feet to a point; thence N. 42-54 E., 141.3 feet to a point; thence N. 44-58 E., 11.4 feet to an iron pin, point of beginning.

This is the same property conveyed to the Mortgagor herein by deed of J. A. Traynham recorded in the R.M.C. Office for Greenville County February 4, 1977 in Deed Book 1050 at Page 576.

At the sole option of the Mortgagor, and upon written approval by the Mortgagor to the Mortgagee, Mortgagee will from time to time, grant releases of all or any portion of the within mortgaged property from the lien created hereby conditioned upon the payment of substantial collateral to an Escrow Agent mutually acceptable to Mortgagor and Mortgagee of an amount equal to the outstanding balance due on the promissory note secured by this mortgage plus any interest to accrue.

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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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