

104 R. H. ...  
Mortgage of Real Estate

MORTGAGE OF REAL ESTATE

BOOK 1426 PAGE 477

STATE OF SOUTH CAROLINA  
COUNTY OF GREENVILLE

FILED  
GREENVILLE CO. S. C.  
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MORTGAGE OF REAL ESTATE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

DONNIE S. TANKERSLEY  
R.M.C.

WHEREAS, I, THOMAS H. COKER

(hereinafter referred to as Mortgagor) is well and truly indebted unto D. O. WHITMIRE

(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 Six Thousand and no/100-----

Dollars (\$6,000.00) due and payable

Six (6) months from date.

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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

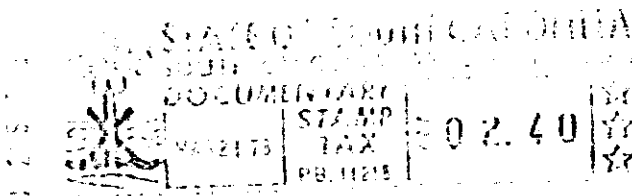
ALL that lot of land with the buildings and improvements thereon situate on the East side of Augusta Road in the City of Greenville, in Greenville County, South Carolina, being part of Lot No. 66 on plat of property of Ables and Razor, recorded in the R.M.C. Office for Greenville County, South Carolina, in Plat Book E, at Page 153, and the Northern 43 feet of Lot No. 1 as shown on a plat of property of Country Club Estates, recorded in the R.M.C. Office for Greenville County, South Carolina, in Plat Book G at Pages 190 and 191, and having according to said plat the following metes and bounds, to-wit:

BEGINNING at an iron pin on the East side of Augusta Road, said pin being 7 feet North from the joint front corner of Lots 1 and 2 on Plat of Country Club Estates and runs thence through Lot 1, along line of property heretofore conveyed by Wherry, et al to Nancy M. Sitton, N. 66-38 E. 179 feet, more or less, to an iron pin in the rear line of Lot No. 1, said point being 7 feet North from the joint rear corner of Lots 1 and 2; thence along the line of Lot 4, N. 23-30- W. 43 feet to an iron pin; thence N. 66-26 E. 18 feet to an iron pin on the West edge of a 10 foot alley, thence along the West edge of said alley, N. 16-38 W. 82.96 feet to an iron pin; thence along the line of W. E. Payne and Jack B. Payne (now or formerly) in a Westerly direction 193.2 feet to an iron pin on the East side of Augusta Road; thence along Augusta Road in a Southerly direction 81.52 feet to an iron pin; thence still along Augusta Road, S 29-13 E. 43 feet to the beginning corner.

ALSO, all the right, title and interest, if any, owned by the Grantors herein to the right, privilege and easement to tie onto and use without charge a portion of the concrete block wall located on property conveyed by Elizabeth S. Wherry, et al to W. E. Payne, et al recorded in Deed Book 522 at Page 239.

THIS being the same property as conveyed to the Mortgagor by deed of William J. Hancock and Patricia L. Hancock and being recorded in the R.M.C. Office for Greenville County on April 3, 1973.

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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 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 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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