

MORTGAGE OF REAL ESTATE -

BOOK 1521 PAGE 172

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

GREENVILLE COUNTY, S.C.
OCT 17 3 58 PM '80
DONNIE S. STANFORD
R.M.C.

MORTGAGE OF REAL ESTATE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, Ricky Dale Pulcine and Nancy Murphy Pulcine

(hereinafter referred to as Mortgagor) is well and truly indebted unto Joe R. Coleman

(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 Three Thousand Nine Hundred Sixty and no/100 Dollars (\$3,960.00) due and payable in equal installments of One Hundred and no/100 (\$100.00) Dollars

with interest thereon from November 15, 1980 at the rate of 13 per centum per annum, to be paid: in equal monthly installments until paid in full.

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, Bates Township, State of South Carolina, situate, lying and being on the northern side of a county road 0.2 miles northeast of Jones Kelly Road, as shown on a plat prepared by Jeffery M. Plumblee, R.L.S. #7881, dated August 26, 1980, and recorded in the RMC Office for Greenville County at Plat Book 8-F, Page 43, and having according to said plat the following metes and bounds:

BEGINNING at a spike in the center of the county road and running thence N38-41E 48.2 feet to an iron pin; thence N42-30E 231.0 feet to an iron pin; thence N40-38E 138.6 feet to an iron pin; thence S76-02E 125.00 feet to an iron pin; thence S40-44W 518.2 feet to a spike in the center of the county road; thence with the center of the road N30-47W 60.0 feet to a nail and cap; thence N26-24W 65.0 feet to a spike at the point of beginning.

This being the same property conveyed to the Mortgagors herein by deed of Joe R. Coleman dated 10-17, 1980, and recorded in the RMC Office for Greenville County at Deed Book 1135, Page 645.

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STATE OF SOUTH CAROLINA
DOCUMENTARY STAMP TAX
OCT 17 1980
\$ 01.60

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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