

MORTGAGE OF REAL ESTATE
G.F. S.C.

BOOK 1503 PAGE 837

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

MAR 17 5 25 AM '82
GREENVILLE
TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, ROBERT M. COLEMAN and ELIZABETH B. COLEMAN

(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 Fifty Thousand and No/100-----

-----Dollars (\$ 50,000.00) due and payable

One payment due September 15, 1982, in the amount of the accrued interest and seven (7) payments at Six Thousand Two Hundred Fifty and No/100 (\$6,250.00) Dollars plus accrued interest beginning December 15, 1982 and continuing each three (3) months thereafter and a final payment due September 15, 1984, equal to the unpaid balance plus accrued interest.

with interest thereon from date hereof at the rate of 16.50/ per centum per annum, to be paid: Quarterly initial rate*

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, in the Town of Travelers Rest, about 9 miles north of Greenville on the east side of Buncombe Road, or Main Street, in the County of Greenville, being Lots Nos. 9 and 10 as represented on Plat made by E. M. Hunt, Surveyor, and dated March and May, 1891, of the lands of R. W. Anderson, deceased, and having the following metes and bounds, to-wit:

BEGINNING at a stake on said Main Street or Buncombe Road and running thence S. 2 1/2 E. 100 feet to a stake on corner now or formerly of A. M. Gilreath and L. B. Johnson; thence N. 87 1/2 E. 337 feet to a stake on east side of branch; thence N. 2 1/2 W. 100 feet to a stake on west side of branch; thence S. 87 1/2 W. 337 feet to the beginning corner and containing 33,700 square feet, more or less.

ALSO: ALL that piece, parcel or lot of land, situate, lying and being in the Town of Travelers Rest, County of Greenville, State of South Carolina, about 9 miles north of the City of Greenville, having the following metes and bounds, adjoining lands now or formerly of J. H. Bridwell and others:

BEGINNING at a stake or stone on Buncombe Road or Main Street and thence along the same, S. 2 1/2 E. 30 feet to an iron pin; thence N. 87 1/2 E. 347 feet to a stone; thence S. 87 1/2 W. 349 feet to the beginning corner.

Derivation: Collins Associates, Inc., Deed Book 1059, at Page 581, recorded June 30, 1977.

*This is a variable rate loan. The interest rate for the first period shall be 16.50%. Upon the earliest of any January 1, April 1, July 1, or October 1, falling not less than three calendar months after the date of first disbursement, and on the first day of each calendar quarter thereafter, the rate of interest shall increase or decrease to the prime rate published in the first Wall Street Journal of the new quarter. If two prime rates are published the lower shall be used. The rate shall not be greater than 20.50% nor shall it be lower than 12.50%.

At the option of the mortgagee, the indebtedness secured hereby shall become due and payable if the mortgagor shall convey the mortgaged premises or if the title thereto shall become vested in any other person or party for any other reason whatsoever.

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STATE OF SOUTH CAROLINA
DEPARTMENT OF REVENUE
DOCUMENTARY STAMP
20.00

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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