

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

FILED
GR
O.S.C.
OCT 18 4 17 PM '82
DONNIE S. TANKERSLEY
R.M.C.

MORTGAGE OF REAL ESTATE

BOOK 1583 PAGE 411

TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, We, Charles Richard Cothran and Betty Joe B. Cothran,

(hereinafter referred to as Mortgagor) is well and truly indebted unto T. A. Cothran

(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 Seven Thousand and No/100-----
Dollars (\$ 7,000.00) due and payable as follows:

Three Thousand Five Hundred and No/100 (\$3,500.00) Dollars and all accrued interest on March 15, 1983, and the entire balance of principal and interest on March 15, 1984

with interest thereon from date at the rate of 10 per centum per annum, to be paid: on March 15, 1983, and on March 15, 1984
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:

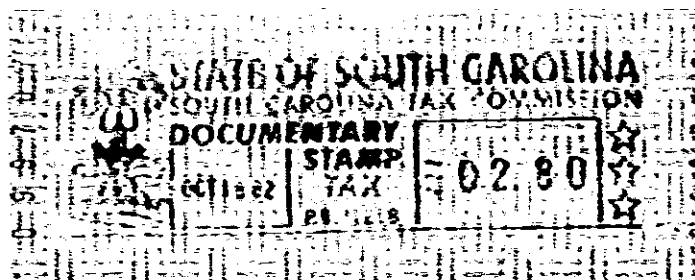
NOW, KNOW ALL MEN, That the Mortgagor, in consideration of the aforesaid debt, and in order to secure the payment thereof, and of any other and further sums for which the Mortgagor may be indebted to the Mortgagee at any time for advances made to or for his account by the Mortgagee, and also in consideration 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 heirs, successors and assigns:

ALL that certain piece, parcel or lot of land, with the buildings and improvements thereon, lying and being on the northeasterly side of Beech Springs Road, being shown as property of T. A. Cothran on a plat entitled "Property of J. G. Cothran & T. A. Cothran", as recorded in the R.M.C. Office for Greenville County, South Carolina, in Plat Book DDD at Page 91, and having according to said plat the following metes and bounds, to-wit:

BEGINNING at an iron pin on the northeasterly side of Beech Springs Road, said pin being located in the middle of the right-of-way of Beech Springs Road and being the joint front corner of property formerly owned by J. G. Cothran, T. A. Cothran and Durham, and running thence N. 60-50 E. 175 feet, more or less, to an iron pin, joint rear corner of property of T. A. Cothran, J. G. Cothran and Durham; thence S. 24-25 E. 224.4 feet to an iron pin on the northwesterly side of Cooley Bridge Road; thence with said Road S. 28-50 W. 100 feet to an iron pin; thence continuing with said Road S. 32-55 W. 81.3 feet to an iron pin located in the middle of Beech Springs Road; thence N. 29-15 W. 315 feet to an iron pin, the point of beginning, and being the same property described in a Deed from T. A. Cothran to Charles Richard Cothran and Betty Joe B. Cothran dated this date and recorded herewith.

The mailing address of T. A. Cothran is: Route 3, Belton, South Carolina.

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

The Mortgagor further covenants and agrees as follows:

(1) That this mortgage shall secure the Mortgagee for such further sums as may be advanced hereafter, at the option of the Mortgagee, for the payment of taxes, insurance premiums, public assessments, repairs or other purposes pursuant to the covenants herein. This mortgage shall also secure the Mortgagee for any further loans, advances, readvances or credits that may be made hereafter to the Mortgagor by the Mortgagee so long as the total indebtedness thus secured does not exceed the original amount shown on the face hereof. All sums so advanced shall bear interest at the same rate as the mortgage debt and shall be payable on demand of the Mortgagee unless otherwise provided in writing.