

STATE OF SOUTH CAROLINA }
COUNTY OF GREENVILLE }

MORTGAGE OF REAL ESTATE
TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, James H. Coble,

(hereinafter referred to as Mortgagor) is well and truly indebted unto Odell P. Leslie and Inez O. Leslie

(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 **Eighty-Five Thousand**

Dollars (\$ 85,000.00) due and payable

with interest thereon from **May 1, 1984** at the rate of **10%** per centum per annum, to be paid: **each and every month with monthly payments of \$1,123.28 for ten years 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

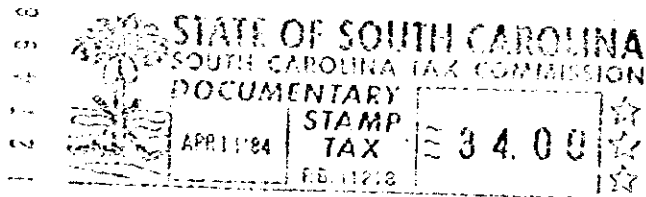
ALL that certain tract of land, with the improvements thereon, situated in the Town of Fountain Inn, County of Greenville, State of South Carolina, and shown on the plat made for James H. Coble by Freeland and Associates, April 6, 1984, recorded in the R.M.C. Office for Greenville County, in Plat Book 10-I, at Page 99, and being more fully described in accordance with said plat, to wit:

BEGINNING at a nail and cap in the center of Georgia Street and U.S. 276 right-of-way intersecting with access road, and running thence along said highway right-of-way N. 53-51 W., 319.37 feet to an iron pin; thence N. 82-16 E. 371.98 feet to an iron pin in the center of Putman Road; thence along the center of Putman Road S. 5-51 W. 172.38 feet to an iron pin in the center of the intersection of Putman Road and Georgia Street; thence along the center of Georgia Street S. 62-26 W., 144.71 feet to point of beginning.

This being the same property conveyed to Mortgagees by deed of L.R. Hipps dated December 11, 1965, and recorded in the R.M.C. Office for Greenville County in Deed Book 788, at page 500.

In connection with Item Six (6) on the reverse side it is agreed between the parties that should Mortgagor become delinquent on any monthly payment the Mortgagee's will notify Mortgagor by certified mail of such delinquency and will allow him twenty (20) days to make said payment.

SC10 -----3 AP11 84 060



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 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.

0.83

74328 RV-2