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MORTGAGE OF REAL ESTATE prepared by E. Randolph Stone, Attorney at Law, 124 Broadus Avenue, Greenville, S.C. 29601

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

FILED
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MORTGAGE OF REAL ESTATE

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DONNIE S. TANNERSLEY
R.M.C.

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

Paid in full and satisfied the 30th day of July 1984.

James Kenneth Cothran
James Kenneth Cothran

Wayne Coker
Wayne Coker

Thomas Arabian Cothran, Jr.
Thomas Arabian Cothran, Jr.

E. Randolph Stone
7269

DOCUMENTARY STAMP
SEP 4 1982

E. RANDOLPH STONE
ATTORNEY AT LAW
GREENVILLE, S.C.

As executors of the estate of Thomas Arabian Cothran, Sr.

Witness Donald H. Whitman Same As T. A. Cothran
84ESZ300436 Greenville Co.

Witness Wendy Bradd

Cancelled
Donnie S. Tannersley

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.