

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

WHEREAS, William A. Coates

(hereinafter referred to as Mortgagor) is well and truly indebted unto Dobson & Dobson, Attorneys at Law, P.A.

(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

Eighteen Thousand Five Hundred and 00/100----- Dollars (\$ 18,500.00) due and payable according to the terms and conditions of a certain note of same date

with interest thereon from date at the rate of eleven(11%) per centum per annum, to be paid according to the note of same date.

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:

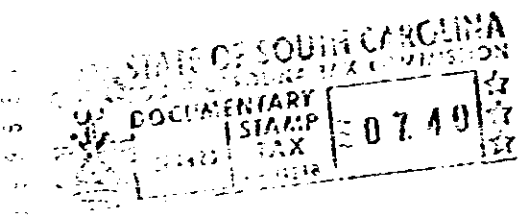
NOW, KNOW ALL MEN, That the Mortgagor, in consideration of the aforesaid debt, and in order to secure the payment thereof, and of any other and further sums for which the Mortgagor may be indebted to the Mortgagee at any time for advances made to or for his account by the Mortgagee, and also in consideration 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 PARCEL OR LOT OF LAND WITH ALL IMPROVEMENTS THEREON TO BE HAD AND RECEIVED BY THE MORTGAGEE AS SET FORTH IN THE STATE OF SOUTH CAROLINA~~

ALL that piece, parcel or lot of land, together with buildings and improvements, situate, lying and being on the southeastern side of Marchant Street in Greenville County, South Carolina, being shown and designated as the greater portion of Lot No. 6 on a plat of Monaghan Subdivision, recorded in the RMC Office for Greenville County SC in Plat Book GG at Pages 86 and 87 and having, according to a revised plat thereof made by Jones Engineering Services dated June 29, 1971, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the southeastern side of Marchant Street at the joint front corners of Lots Nos. 5 and 6 and running thence along said side of Marchant Street, N. 59-14 E. 90 feet to an iron pin; thence along the line of Lot No. 7, S. 25-52 E. 158.8 feet to an iron pin on the right-of-way of South Carolina Highway No. 253; thence along the right-of-way of said highway, S. 49-12 W. 69 feet to an iron pin on the line of Lot No. 5; thence along the line of Lot No. 5, N. 33-41 W. 174.6 feet to an iron pin, the beginning corner.

This is the identical property which was conveyed unto William A. Coates by Deed from Dobson & Dobson, Attorneys at Law, P.A., dated September 15, 1980, and recorded in the RMC Office for Greenville County, South Carolina, in Deed Volume 1133, Page 889, on Sept. 19, 1980.



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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.

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