LAW OFFICES OF BRISSEY, LATHAN, FAYSSOUX, SMITH & BARBARE, P.A., GREENVILLE, SOUTH CAROLINA

MORTGAGE OF REAL ESTATE

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

LAW OFFICES OF BRISSEY, P.A.

BOOK 1539 PAGE 837

MORTGAGE OF REAL ESTATE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, Robert F. Coleman

(hereinafter referred to as Mortgagor) is well and truly indebted unto Bentley & Case Real Estate

(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 Six Hundred Fifteen and No/100 Dollars ($ 615.00) due and payable

as set out in promissory note of even date

~~with interest thereon from at the rate of per centum per annum, to be paid:~~

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, the Mortgagee's heirs, 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, being in Austin Township, known and designated as Lot No. 23 and the west one-half of Lot No. 22, as shown on plat of Eastview Heights recorded in Plat Book OO at pages 144 and 145, in the RMC Office for Greenville County, S.C. and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at a stake on the south side of Eastview Drive, corner of Lot No. 24; thence with the line of said lot, S. 13 W. 150 feet to a stake on said Drive; thence with said Drive, N. 77 W. 165 feet to the BEGINNING.

This being the same property conveyed to Mortgagor by deed of Farmers Home Administration, recorded in RMC Office for Greenville County in Deed Book 932 at page 152, and by deed of Sandra B. Coleman, recorded in said RMC Office for Greenville County in Deed Book 975 at page 543.

Mortgagee's Address: 623 N. Main St.
Mauldin, S.C. 29662

GCTO ----- 3 MY 1 81 510

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 is 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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