

MORTGAGE OF REAL ESTATE

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

FILED
GREENVILLE
TO ALL WHOM THESE PRESENTS MAY CONCERN

AUG 12 1 33 PM '83

DONNIE S. SLEY
R.M.C.

WHEREAS, Richard S. Copeland

(hereinafter referred to as Mortgagor) is well and truly indebted unto Greenville Local Development Corporation

(hereinafter referred to as Mortgagee) as evidenced by the Mortgagee's promissory note of even date herewith, the terms of which are incorporated herein by reference, in the sum of **Thirty Thousand and No/100 Dollars**

-----Dollars (\$ 30,000.00) due and payable
in 59 consecutive monthly installments of \$667.33 each, beginning 30 days from date of promissory note, and the subsequent monthly installments are due the same day of the month corresponding with the date of the promissory note, with a final payment of \$660.73.

with interest thereon from 30 days from date of promissory note at the rate of 12% per centum per annum, to be paid according to the terms of said note

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 Mortgagee 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 Greenville, City of Greenville, containing 0.91 acres, being known as a portion of Tract No. 3, Property of Clifford Walker Estate, a plat of which is recorded in the R.M.C. Office for Greenville County, State of South Carolina, in Plat Book 888, Page 172, and Book 5-F, Page 30, captioned "Property of Richard S. Copeland", the following metes and bounds, to-wit:

BEGINNING at an iron pin on the western side of Sumlar Drive and running thence with the western side of Sumlar Drive S 0-33 W 230 feet to an iron pin at the Northwestern intersection of said street and another street, also called Sumlar Drive; thence with the northern side of the second street also called Sumlar Drive, S 77-48 W 164.4 feet to an iron pin; thence N 0-22 E 266.5 feet to an iron pin; thence due East 160 feet to the point of beginning.

THIS property is known and designated as Block Book No. 201-1-18.6.

BEING the same property conveyed to Richard S. Copeland by deed of Annie Walker Wilson, recorded in Deed Book 996 page 353, on April 1, 1974.

THIS mortgage is junior and subordinate to three mortgages executed as follows: (1) from Richard S. Copeland to Small Business Administration recorded in REM Book 1316 page 39 on July 9, 1974. (2) from Richard S. Copeland to Prestige Funding Corporation recorded in REM Book 1582 page 586 on October 6, 1982. This mortgage has been subordinated to that mortgage held by Perry S. Luthi Trust. (3) from Richard S. Copeland to Perry S. Luthi Trust recorded in REM Book 1610 page 669 on June 8, 1983.

Together with all and singular rights, tenements, benefits, and appurtenances to the same belonging in any way incident or appertaining, and all of the rents, issues, and profits which may or lawfully hereafter accrue, and including all heating, plumbing, and lighting fixtures now or hereafter attached, connected or fixed thereon in any manner, it being the intention of the parties hereto that all such 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 Mortgagee covenants that it lawfully holds the premises hereinabove described in fee simple absolute, that it has good right and is lawfully entitled to sell, lease, or otherwise dispose of the same, and that the premises are free and clear of all liens and encumbrances except as provided herein. The Mortgagee further covenants to warrant and defend, from all and singular the said premises unto the Mortgagee, its heirs, from and against the Mortgagee and all persons who may lawfully claim the same, or any part thereof.

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