

STATE OF SOUTH CAROLINA )  
 COUNTY OF Greenville )

APR 1982

MORTGAGE OF REAL PROPERTY  
 BOOK 1559 PAGE 466

THIS MORTGAGE made this 30th day of April, 19 82,  
 among Jerry G. Coleman, Jr. and Maria C. Coleman (hereinafter referred to as Mortgagor) and FIRST  
 UNION MORTGAGE CORPORATION, a North Carolina Corporation (hereinafter referred to as Mortgagee):

WITNESSETH THAT, WHEREAS, Mortgagor is indebted to Mortgagee for money loaned for which  
 Mortgagor has executed and delivered to Mortgagee a Note of even date herewith in the principal sum of  
Seven Thousand and No/100 (\$ 7,000.00 ), the final payment of which  
 is due on May 15, 19 92, together with interest thereon as  
 provided in said Note, the complete provisions whereof are incorporated herein by reference;

AND WHEREAS, to induce the making of said loan, Mortgagor has agreed to secure said debt and interest  
 thereon (together with any future advances) and to secure the performance of the undertakings prescribed in the  
 Note and this Mortgage by the conveyance of the premises hereinafter described:

NOW, THEREFORE, in consideration of the aforesaid loan and the sum of Three Dollars (\$3.00) cash in  
 hand paid to Mortgagor, the receipt of which is hereby acknowledged, Mortgagor hereby grants, sells, conveys,  
 assigns and releases to Mortgagee, its successors and assigns, the following described premises located in  
Greenville County, South Carolina:

ALL that certain piece, parcel or lot of land, situate, lying and  
 being in the State of South Carolina, County of Greenville, being known and  
 designated as Lot No. 119 of a subdivision known as Coach Hills as shown on  
 a plat prepared by Piedmont Engineers, Architects and Planners dated  
 September 26, 1974 and recorded in the R.M.C. Office for Greenville County  
 in Plat Book 4-X at Page 94 and having the following metes and bounds, to-wit:

BEGINNING at an iron pin on the eastern side of Fieldstone Place,  
 joint front corner of Lots Nos. 119 and 120, and running thence with the  
 joint line of said lots, N. 88-77 E. 153.05 feet to an iron pin at the joint  
 rear corner of Lots Nos. 118, 119 and 120; thence with the joint line of  
 Lots Nos. 118 and 119, S. 30-18 W. 201.59 feet to an iron pin on the northern  
 side of Coach Hills Drive; thence with the northern side of Coach Hills Drive,  
 N. 68-12 W. 65 feet to an iron pin at the intersection of Coach Hills Drive  
 and Fieldstone Place; thence with the curvature of said intersection, the  
 chord of which is N. 22-40 W. 35.02 feet to an iron pin on the eastern side  
 of Fieldstone Place; thence with the eastern side of Fieldstone Place,  
 N. 22-52 E. 10.15 feet to an iron pin; thence continuing with the eastern  
 side of Fieldstone Place, N. 10-15 E. 105.84 feet to the point of  
 beginning; being the same conveyed to the mortgagors by Southland Properties,  
 Inc. by deed dated January 23, 1976 and recorded in the R.M.C. Office for  
 Greenville County on January 23, 1976 in Deed Vol. 1030, at Page 609.

This is a third mortgage and is junior in lien to two prior mortgages in  
 favor of First Federal Savings and Loan Association of South Carolina which are  
 recorded in the RMC Office for Greenville County in Mortgage Book 1358 at Page 803 and  
 Mortgage Book 1500 at Page 932.  
 Together with all and singular the rights, members, hereditaments and appurtenances to said premises  
 belonging or in anywise incident or appertaining. Including but not limited to all buildings, improvements,  
 fixtures, or appurtenances now or hereafter erected thereon, including all apparatus, equipment, fixtures, or  
 articles, whether in single units or centrally controlled, used to supply heat, gas, air conditioning, water, light,  
 power, refrigeration, ventilation or other services, and also together with any screens, window shades, storm  
 doors and windows, screen doors, awnings, stoves and water heaters (all of which are declared to be a part of  
 said real estate whether physically attached thereto or not).

TO HAVE AND TO HOLD the same with all privileges and appurtenances thereunto belonging to Mortgagee,  
 its successors and assigns, forever, for the purposes hereinafter set out and Mortgagor covenants with Mortgagee,  
 its successors and assigns, that Mortgagor is seized of, and has the right to convey, the premises in fee simple;  
 that the premises are free and clear of all encumbrances except for a prior Mortgage, if any; and that Mortgagor  
 will warrant and defend title to the premises against the lawful claims of all persons whomsoever.

MORTGAGOR COVENANTS with Mortgagee, its heirs, successors and assigns as follows:

1. NOTE PAYMENTS. Mortgagor shall make timely payments of principal and interest on the above mentioned  
 Note and any Note(s) secured by lien(s) having priority over Mortgagee's within described lien in the amounts, in the  
 manner and at the places set forth therein. This mortgage secures payment of said Mortgagee's note according to its  
 terms, which are incorporated herein by reference.
2. TAXES. Mortgagor will pay all taxes, assessments, water rates, and other governmental or municipal  
 charges, fines, or impositions, for which provision has not been made herein before, and in default thereof the mort-  
 gagee may pay the same; and will promptly deliver the official receipts therefor to the mortgagee. If the mortgagor  
 fails to make any payments provided for in this section or any other payments for taxes, assessments, or the like,  
 then, the entire amount of the debt secured, or intended to be secured, shall forthwith become due, at the option of  
 said mortgagee.

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DOCUMENTARY STAMP  
 MAY 1982

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