

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

MORTGAGE OF REAL ESTATE

REC'D
S. C.
JUN 25 1982
PH
WILKINSLEY

TO ALL WHOM THESE PRESENTS MAY CONCERN:
BRUNSON & BRUNSON
ATTORNEYS AT LAW, P.A.
P.O. BOX 426
GREENVILLE, S.C. 29602

WHEREAS, Daniel L. & Lucille F. Brunson

(hereinafter referred to as Mortgagor) is well and truly indebted unto Better Homes of Greenville, Inc.

(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

Thirty-Nine Hundred and No/100----- Dollars (\$ 3900.00) due and payable
According to the terms and conditions of a promissory note of same date,

with interest thereon from date _____ at the rate of 12% per centum per annum, to be paid: According
to terms of a promissory 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 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

ALL that piece, parcel or lot of land situate, lying and being on the Western side of Coach Hills Drive, near the City of Greenville, in the County of Greenville, State of South Carolina, and known and designated as Lot No. 86 of a Subdivision known as Coach Hills, plat of which is recorded in the R.M.C. Office for Greenville County in Plat Book 4-X at Pages 85 and 86, said Lot having such metes and bounds as shown thereon.

This property is conveyed subject to easements, conditions, covenants, restrictions and rights of way which are a matter of record and actually existing on the ground effecting the subject property and specifically to drainage easement along rear line and the joint line of Lots Nos. 85 and 86 as shown on the recorded plat.

This Mortgage is junior and subordinate to that certain Mortgage from Mortgagors to Americal Federal Savings and Loan Association, dated June 25, 1982, and recorded June 25, 1982 in REM Book 1573 at Page 681.

This is the same property conveyed to the Mortgagors herein by deed of Better Homes of Greenville, Inc. dated June 25, 1982 and recorded June 25, 1982 in Deed Book 1169 at Page 238.

STATE OF SOUTH CAROLINA
DEPARTMENT OF REVENUE
RECORDS & DEEDS
STAMP
JUN 25 1982

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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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