

GREENVILLE  
MORTGAGE OF THE STATE OF SOUTH CAROLINA  
ADDRESS OF MORTGAGEE: 19 Sea Lane  
Hilton Head, S. C.  
29938

STATE OF SOUTH CAROLINA }  
COUNTY OF GREENVILLE } MORTGAGE

Jr.  
TO ALL WHOM THESE PRESENTS MAY CONCERN: James P. LaCoste/ and Cynthia F.

LaCoste (hereinafter referred to as Mortgagor) SEND(S) GREETING:

WHEREAS, the Mortgagor is well and truly indebted unto Martha Frances Fletcher, as Trustee under the Will of Lucile Lawson Gardner, deceased (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-eight Thousand, Two Hundred Forty-two and No/100----- DOLLARS (\$ 38,242.00 ),

with interest thereon from date at the rate of 9% per centum per annum, said principal and interest to be repaid:

There shall be no interest computed and no payments made during the first six months of this loan; thereafter, interest only shall be paid at 9% per annum, payable monthly, for a period of 5 years; thereafter, principal and interest payments in the amount of \$344.07 per month shall commence and continue until the loan is paid in full

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, being known as Lot 59 of Section F of Gower Estates as shown on a plat entitled "Property of Jim LaCoste", prepared by Freeland and Associates, dated July 8, 1983, and recorded in the RIC Office for Greenville County, South Carolina in Plat Book 9-V at Page 96 and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the easterly side of Aldridge Drive at the joint front corner of Lot 59 and Lot 58 and running with Aldridge Drive N. 19-54 W. 115.0 feet to an old iron pin at the joint front corner of Lot 59 and Lot 60; thence turning and running N. 70-06 E. 130.0 feet to an old iron pin; thence turning and running S. 19-54 E. 115.0 feet to a new iron pin; thence turning and running S. 70-06 W. 180.0 feet to an old iron pin, the point of beginning.

This is the same lot of land conveyed unto the Mortgagors herein by Deed of Jean Seybt Bryson, dated July 29, 1983 and recorded July 29, 1983 in the RIC Office for Greenville County, South Carolina in Mortgage Book 1193 at Page 376

This mortgage is intended to be a second mortgage and subordinate to that given by the mortgagors to American Federal Bank, F.S.B. on July 27, 1981, in the original amount of \$60,000.00, recorded in the RIC Office for Greenville County, South Carolina in Mortgage Book 1618 at Page 468 on July 29, 1983.

Together with all and singular the rights, members, hereditaments, and appurtenances to the same belonging or 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 and any other equipment or fixtures now or hereafter attached, connected, or fitted thereto 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.

11  
2  
5  
0

7325 (RV.2)