

LEATHERWOOD, WALKER, TODD & MAMA

Mortgagee's Address: 8603 Belle Park Drive, Houston, Texas 77099
MORTGAGE OF REAL ESTATE--Offices of Leatherwood, Walker, Todd & Mann, Attorneys at Law, Greenville, S. C.

STATE OF SOUTH CAROLINA }
COUNTY OF GREENVILLE }

FILED
GREENVILLE CO. S.C. MORTGAGE OF REAL ESTATE
TO ALL WHOM THESE PRESENTS MAY CONCERN:
MAR 21 3 21 PM '84
VOL 1853 PAGE 128
DONNIE S. LARKERSLEY
R.M.C.

WHEREAS, Charles D. Coleman

(hereinafter referred to as Mortgagor) is well and truly indebted unto Kathleen M. Sumner

(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

Forty Thousand and No/100ths----- Dollars (\$ 40,000.00) due and payable

with interest thereon from _____ date _____ at the rate of 14% per centum per annum, to be paid: monthly.
The final payment of principal and unpaid interest shall be due February 28, 2014.

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 _____

All that certain piece, parcel or lot of land situate, lying and being in the State of South Carolina, County of Greenville, and in Greenville Township, and being known and designated as Lot No. 29 of a subdivision of the property of James H. Campbell, as shown on plat thereof as recorded in the RMC Office for Greenville County in Plat Book AA at page 109, and having the following metes and bounds according to a recent survey made by T. C. Adams, to-wit:

BEGINNING at an iron pin at the northeast corner of the intersection of Springfield Avenue and Crescent Street, and running thence along the north side of Crescent Street, N. 64-30 E. 182.6 feet to an iron pin off-set 10 feet from the center of a branch; thence down the center of said branch as the line in a northerly direction 72 feet, more or less, to the corner of Lot No. 30, iron pin off-set 22 feet from the center of said branch; thence along the line of Lot No. 30, S. 69-42 W. 182.3 feet to an iron pin on the east side of Springfield Avenue, at the corner of Lot No. 30; thence along the east side of said Springfield Avenue, S. 20-18 E. 87.2 feet to the beginning corner.

This is the same property conveyed to the mortgagor herein by deed of Kathleen M. Sumner formerly Kathleen M. Coleman dated March 19, 1984 and recorded herewith in the RMC Office for Greenville County, South Carolina.

It is understood and agreed that this mortgage is junior in rank to that certain mortgage given by Charles D. Coleman to Bankers Trust of South Carolina dated March 19, 1984 and recorded simultaneously herewith in the RMC Office for Greenville County being in the original amount of \$25,000.00.

STATE OF SOUTH CAROLINA
SOUTH CAROLINA TAX COMMISSION
DOCUMENTARY
STAMP
TAX
MAR 21 '84
\$ 16.00
P.B. 11218

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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