

PURCHASE MONEY SECOND MORTGAGE

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SLEY

THIS MORTGAGE is made this 2nd day of July 1981, between the Mortgagor, Robert Terry Laws and Shirley Cagle Laws (herein "Borrower"), and the Mortgagee, Judy W. Ross, a corporation organized and existing under the laws of Georgia, whose address is 1267 Wessell Rd., N.W., Gainesville, Georgia 30501 (herein "Lender").

WHEREAS, Borrower is indebted to Lender in the principal sum of Thirty-One Thousand Five Hundred Fifty (\$31,550.00) Dollars, which indebtedness is evidenced by Borrower's note dated July 2, 1981 (herein "Note"), providing for monthly installments of principal and interest, with the balance of the indebtedness, if not sooner paid, due and payable on September 1, 1982.

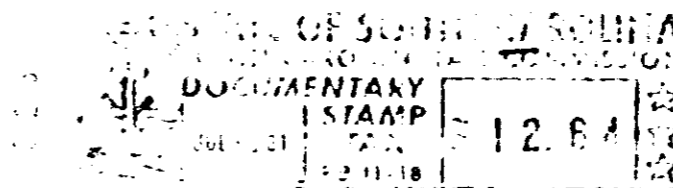
To SECURE to Lender (a) the repayment of the indebtedness evidenced by the Note, with interest thereon, the payment of all other sums, with interest thereon, advanced in accordance herewith to protect the security of this Mortgage, and the performance of the covenants and agreements of Borrower herein contained, and (b) the repayment of any future advances, with interest thereon, made to Borrower by Lender pursuant to paragraph 21 hereof (herein "Future Advances"), Borrower does hereby mortgage, grant and convey to Lender and Lender's successors and assigns the following described property located in the County of Greenville, State of South Carolina:

ALL that certain piece, parcel or lot of land, with all improvements thereon, situate, lying and being in the State of South Carolina, County of Greenville, being known and designated as Lot No. 191 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 pages 85 and 86, and revised November 25, 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 Hitching Post Lane, joint front corner of Lots Nos. 190 and 191, and running thence with the eastern side of Hitching Post Lane, N 24-12 W 100 feet to an iron pin at the corner of Lot No. 176; thence with the lines of Lots Nos. 176, 177 and 178, N 86-54 E 210 feet to an iron pin at the corner of Lot No. 189; thence with the line of Lot No. 189, S 0-57 E 80 feet to an iron pin at the corner of Lot No. 190; thence with the line of Lot No. 190, S 82-23 W 171.55 feet to the point of beginning.

This is the same property conveyed to Borrowers by Judy W. Ross by deed recorded herewith in Deed Book 1151, at page 219, in the R. M. C. Office for Greenville County, S. C.

This is a purchase money mortgage but is expressly subordinate to mortgage given by Borrowers this date to First Federal Savings and Loan Association in the amount of \$19,950.00.



which has the address of 105 Hitching Post Lane, Greenville, South Carolina, 29615 (herein "Property Address");

To HAVE AND TO HOLD unto Lender and Lender's successors and assigns, forever, together with all the improvements now or hereafter erected on the property, and all easements, rights, appurtenances, rents, royalties, mineral, oil and gas rights and profits, water, water rights, and water stock, and all fixtures now or hereafter attached to the property, all of which, including replacements and additions thereto, shall be deemed to be and remain a part of the property covered by this Mortgage; and all of the foregoing, together with said property (or the leasehold estate if this Mortgage is on a leasehold) are herein referred to as the "Property".

Borrower covenants that Borrower is lawfully seised of the estate hereby conveyed and has the right to mortgage, grant and convey the Property, that the Property is unencumbered, and that Borrower will warrant and defend generally the title to the Property against all claims and demands, subject to any declarations, easements or restrictions listed in a schedule of exceptions to coverage in any title insurance policy insuring Lender's interest in the Property.

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