

MORTGAGEE'S ADDRESS: 7 Southbourne Court, Greenville, SC 29607  
MORTGAGE OF REAL ESTATE—Office of Leatherfoot, Walker, Todd & Mann, Attorneys at Law, Greenville, SC 29607  
S E C O N D 1585 PAGE 281

STATE OF SOUTH CAROLINA  
COUNTY OF GREENVILLE

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MORTGAGE OF REAL ESTATE  
TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, BRAXTON B. COMER and CHARLENE H. COMER

(hereinafter referred to as Mortgagor) is well and truly indebted unto DONALD F. BOLT, as Trustee under Agreement with Braxton B. Comer and Charlene H. Comer dated November 8, 1982,

(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-FIVE THOUSAND and no/100-----Dollars (\$35,000.00 ) payable:  
Interest only on the unpaid principal balance shall be computed from the date hereof at the rate of 16 1/2% per annum and paid monthly beginning December 8, 1982 and on the same day of each month thereafter until and including November 8, 1992; and beginning December 8, 1992 and continuing on the same day of each month thereafter, principal and interest at the aforesaid rate shall be paid in installments of Five Hundred Ninety-Seven Dollars and Twenty-Five Cents (\$597.25) each through and including October 8, 2002, and the entire remaining principal balance with interest thereon shall be paid in full on November 8, 2002.

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 Greenville, situate on the northwestern side of Southbourne Court being shown as Lot No. 4 on a plat of Parkins Knoll Subdivision dated May 18, 1973, recorded in Plat Book 5-D at Page 34 in the RMC Office for Greenville County and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the northwestern side of Southbourne Court at the joint front corner of Lot 4 and Lot 5 and running thence with Lot 5, N. 68 W. 217.9 feet to an iron pin at the joint rear corner of Lot 4 and Lot 5; thence N. 55-45 E. 176 feet to an iron pin; thence N. 55-47 E. 60 feet to an iron pin at the joint rear corner of Lot 3 and Lot 4; thence with Lot 3, N. 34-54 E. 164.71 feet to an iron pin on Southbourne Court; thence with said Court, S. 65-54 W. 15.93 feet to an iron pin; thence still with said Court, S. 64-07 W. 64.48 feet to an iron pin; thence still with said Court, S. 18-28 W. 47.19 feet to the point of beginning.

This is the same property conveyed to the Mortgagors herein by Deed of Greenville Development Corporation dated May 27, 1977, recorded May 30, 1977 in Deed Book 1057, Page 501, Greenville County R.M.C. Office.

The lien of this mortgage is subordinate to the lien of that certain mortgage given by Greenville Development Corporation to Fidelity Federal Savings and Loan Association dated December 28, 1976, recorded December 29, 1976 in Mortgage Book 1386, Page 155, Greenville County R.M.C. Office securing an indebtedness in the original principal amount of \$75,000.00.

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STATE OF SOUTH CAROLINA  
DOCUMENTARY STAMP  
14.00

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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