

To All Whom These Presents May Concern: We, James Franklin Carder and Dovie C. Carder

hereinafter called the Mortgagor(s), SEND GREETING:

WHEREAS, the said Mortgagor(s) in and by our certain <sup>joint</sup> promissory note in writing, of even date with these Presents, are well and truly indebted to Ernest R. Coleman

SEVENTY FIVE HUNDRED (\$7,500.00)----- hereinafter called Mortgagee, in the full and just sum of DOLLARS,

to be paid at the rate of \$150.00 per month in payments of principal and interest until paid in full, payments due on the 5th. day of each month. Payments first applied to interest and then to principal.

with interest thereon from date at the rate of eight per centum per annum, to be computed and paid monthly until paid in full; all interest not paid when due to bear interest at the same rate as principal; and if any portion of principal or interest be at any time past due and unpaid, the whole amount evidenced by said note to become immediately due, at the option of the holder hereof, who may sue thereon and foreclose this mortgage; and in case said note should be placed in the hands of an attorney for suit or collection the Mortgagor(s) agrees to pay all costs and expenses including a reasonable amount as attorney's fees, this to be added to the mortgage indebtedness, and to be secured under this mortgage as a part of said debt.

NOW KNOW ALL MEN, That the said Mortgagor(s), in consideration of the said debt and sum of money aforesaid, and for the better securing the payment thereof to the said Mortgagee according to the terms of the said note, and also in consideration of the further sum of Three Dollars to the said Mortgagor(s) paid by the said Mortgagee at and before the signing of these Presents, the receipt whereof is hereby acknowledged, have granted, bargained, sold and released, and by these Presents do grant, bargain, sell and release unto the said Mortgagee,

All that piece, parcel or lot of land in Butler Township, County of Greenville, State of South Carolina, on the Western side of Enores Gage Road and being shown on plat of property made for Ernest R. Coleman by H. S. Brookman, surveyor, dated April 20, 1968, recorded in plat book SSS page 64, Greenville County R. M. C. Office and having the following courses and distances, to wit:

Beginning in center of said road, corner of Vaughn and running thence N. 43-53 W., 226.5 feet along Vaughn; thence N. 13-30 E., 83.1 feet along Ward; thence S. 69-56 E., 271 feet to old nail in center of said road; thence with center of road, S. 29-24 W., 100 feet and S. 47-49 W., 92.6 feet to the beginning corner.

This is same conveyed to the within mortgagors by Ernest Coleman by deed recorded in deed book 842 page 620, Greenville County R. M. C. Office.

This mortgage is second and subsequent to mortgage or mortgages to Citizens Building & Loan Assoc. of Greer, S. C.