

STATE OF SOUTH CAROLINA  
COUNTY OF GREENVILLE  
DONNIE S. TANKERSLEY  
R.M.C.

DEC 23 2 19 PM '75

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

WHEREAS, DONALD B. KOONCE, JR., and SUSAN M. KOONCE,  
(hereinafter referred to as Mortgagor) is well and truly indebted unto COTHRAN & DARBY BUILDERS, INC.,

(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

Fifteen Thousand Dollars and No/100-----

----- Dollars (\$ 15,000.00 ) due and payable

on or before March 1, 1976.

with interest thereon from \_\_\_\_\_ date \_\_\_\_\_ at the rate of nine per centum per annum, to be paid: with principal

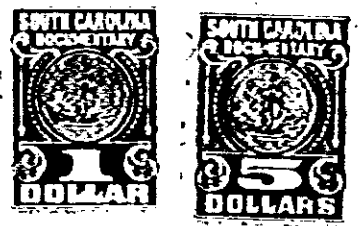
WHEREAS, the Mortgagor may hereafter become indebted to the said Mortgagee for such further sums as may be advanced to or for the Mortgagor's account for taxes, insurance premiums, public assessments, repairs, or for any other purposes:

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, lying and being on the Southeasterly side of Silver Creek Court, near the City of Greenville, South Carolina, being known and designated as Lot No. 282 on plat entitled "Map No. 1, Section One, Sugar Creek", as recorded in the RMC Office for Greenville County, South Carolina, in Plat Book 5D, at page 18, and having according to said plat the following metes and bounds, to-wit:

BEGINNING at an iron pin on the southeasterly side of Silver Creek Court, said pin being the joint front corner of Lots 281 and 282 and running thence with the common line of said lots S. 58-15 E. 150.5 feet to an iron pin, the joint rear corner of Lots 281 and 282; thence N. 23-22-48 E. 73.2 feet to an iron pin; thence N. 32-46-18 E. 44.12 feet to an iron pin, the joint rear corner of Lots 282 and 283; thence with the common line of said lots N. 62-48-13 W. 148.64 feet to an iron pin on the southeasterly side of Silver Creek Court; thence with the southeasterly side of Silver Creek Court S. 27-11-47 W. 71.98 feet to an iron pin and continuing with said court S. 28-39-34 W. 33.01 feet to an iron pin, the point of beginning.

This mortgage is subordinate and junior to that certain mortgage given to South Carolina Federal Savings and Loan Association, dated December 23, 1975, and recorded December 23, 1975, in the RMC Office for Greenville County, South Carolina, in REM Book 1356, at page 584.



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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