

Mortgagee's mailing address: 1702-34 Tulip Street  
Philadelphia, PA 19125

STATE OF SOUTH CAROLINA }  
COUNTY OF GREENVILLE }

MORTGAGE OF REAL ESTATE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

200. 1500 PAGE 807

WHEREAS, Jackson R. Coker and Lenore H. Coker--

(hereinafter referred to as Mortgagor) is well and truly indebted unto Wm. C. Brown Leather Co.--

(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

Nine Thousand Nine Hundred Eleven and 47/100-- Dollars (\$ 9,911.47) due and payable  
by Judgment dated December 27, 1979 per Judgment Roll #79-6144--

with interest thereon from December 27, 1980 at the rate of **Eight and Three-Fourths**  $8 \frac{3}{4}$  per centum per annum, to be paid  
On or before September 1, 1980.

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, within the corporate limits of the City of Mauldin, and being known and designated as Lot Number 25 of a subdivision known as Glendale III, a plat of which is of record in the R.M.C. Office for Greenville County in Plat Book 4R at pages 83 and 84, and having the following metes and bounds, to wit:

BEGINNING at a point on the Eastern side of Fargo Street at the joint front corner of Lots 24 and 25 and running thence with the curvature of the Eastern side of Fargo Street S. 14-19 E. 54.7 feet to a point at the joint corner of Lots 25 and 26; thence S. 77-13 E. 199.5 feet to a point at the joint corner of Lots 25 and 26; thence N. 41-46 E. approximately 394.8 feet to a point in Gilder Creek at the rear corner of Lot 25; thence with Gilder Creek as a line approximately N. 81-03 W. approximately 108.7 feet to a point in Gilder Creek; thence continuing with Gilder Creek approximately N. 44-20 W. approximately 80.2 feet to a point in Gilder Creek at the joint rear corner of Lots 24 and 25; thence S. 48-34 W. approximately 410.6 feet to a point on the Eastern side of Fargo Street at the point of beginning.

This being the same property conveyed to the mortgagors herein by deed of Donald G. Creighton and Mary M. Creighton dated January 31, 1979 and recorded in the R.M.C. Office for Greenville County, South Carolina, in Deed Volume 1097 at page 160 on February 20, 1979.

The lien of this mortgage is junior and subordinate to the lien of that certain mortgage heretofore given by the same mortgagors upon the same property in favor of First Federal Savings and Loan Association, Greenville, South Carolina, in Mortgage Volume 1457 at page 855.

This mortgage given along with other security delivered by the mortgagors in favor of the mortgagee in order to secure the payment of Judgment Roll # 79-6144 granted in favor of the mortgagee on December 27, 1979. This mortgage is further subject to the terms and conditions of Assignment and Agreement executed and delivered contemporaneously herewith by Jackson R. Coker, d/b/a Coker Textile Services, Inc.

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 Mortgagee covenants that it is lawfully seized of the premises hereinabove described in fee simple absolute, that it has good right and lawful authority 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 Mortgagee further covenants to warrant and forever defend all and singular the said premises unto the Mortgagee, his heirs, successors and assigns, and against the Mortgagor and all persons whomsoever lawfully claiming the same or any part thereof.