

Mortgagee's Mailing Address: 301 College Street, Greenville, S. C. 29601

BOOK 1591 PAGE 75

STATE OF SOUTH CAROLINA  
COUNTY OF GREENVILLE

JAN 6 11 27 AM '83  
HARRISLEY  
R.M.C.

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

WHEREAS, Mark E. Coburn and Deborah F. Coburn

(hereinafter referred to as Mortgagor) is well and truly indebted unto College Properties, 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

Twenty Six Thousand, Two Hundred Fifty and No/100----- Dollars (\$) 26,250.00 ) due and payable

\$557.73 on or before 30th day of January, 1983 and \$557.73 on the 30th day of each and every succeeding calendar month thereafter until paid in full with payments applied first to interest and then to the remaining principal balance due from month to month; if not sooner paid the entire balance shall be due and payable five years from date; if the within indebtedness is not paid when due interest will accrue at the rate of eighteen (18%) per centum per annum from the date of default until paid in full; the interest rate on the within indebtedness if paid when due shall be ten (10%) percent per annum computed and paid monthly;

with interest thereon from See above at the rate of See Above per centum per annum, to be paid: See Above

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:

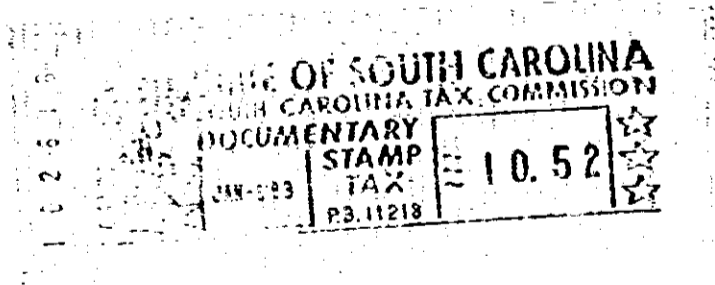
NOW, KNOW ALL MEN, That the Mortgagor, in consideration of the aforesaid debt, and in order to secure the payment thereof, and of any other and further sums for which the Mortgagor may be indebted to the Mortgagee at any time for advances made to or for his account by the Mortgagee, and also in consideration 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

ALL that piece, parcel or lot of land situate, lying and being in the State of South Carolina, County of Greenville being known and designated as Lot No. 4 of a subdivision known as "Club Forest" as shown on plats being recorded in the RMC Office for Greenville County in Plat Book 9-F at Pages 15, 16 and 17 and having such metes and bounds as appears thereon.

This being the same property conveyed to the mortgagor herein by deed of College Properties, Inc. of even date and to be recorded herewith.

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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.

4. 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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