

MORTGAGE OF REAL ESTATE -

THIRD MORTGAGE BOOK 1597 PAGE 625

STATE OF SOUTH CAROLINA  
COUNTY OF GREENVILLE

MORTGAGE OF REAL ESTATE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

FILED  
GREENVILLE CO. S. C.  
MAR 31 12 40 PM '83  
DONNIE S. TANKERSLEY  
R.M.C.

WHEREAS, E. Lamar Lehman

(hereinafter referred to as Mortgagor) is well and truly indebted unto Donald Cothran, as Trustee of the Keith Lamar Lehman Trust

(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 Forty Thousand and No/100ths-----

Dollars (\$ 40,000.00 ) due and payable

on demand

with interest thereon from date at the rate of 12 per centum per annum, to be paid: monthly

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:

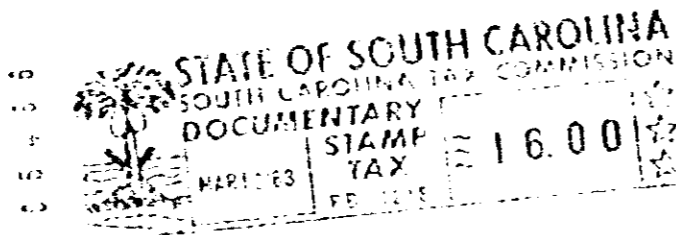
NOW, KNOW ALL MEN, That the Mortgagor, in consideration of the aforesaid debt, and in order to secure the payment thereof, and of any other and further sums for which the Mortgagor may be indebted to the Mortgagee at any time for advances made to or for his account by the Mortgagee, and also in consideration 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 southerly side of Bridgewater Drive, near the City of Greenville, S. C., and being designated as Lot No. 326, Section VII, Botany Woods, as recorded in the RMC Office for Greenville County, S.C. in Plat Book YY, pages 76 and 77 and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the southerly side of Bridgewater Drive, joint front corner of Lots 325 and 326 and running thence with the line of Lot 325 S. 17-21 E. 190 feet to an iron pin; thence N. 68-16 E. 130.5 feet to an iron pin, corner of Lots 326 and 327; thence with the line of Lot 327 N. 17-21 W. 180 feet to an iron pin on Bridgewater Drive; thence with Bridgewater Drive S. 72-39 W. 130 feet to an iron pin the point of beginning.

This is the same property conveyed to the Mortgagor herein by deed of Charles V. Varner and Margie C. Varner dated December 13, 1974, recorded in the RMC Office for Greenville County in Deed Book 1012 at Page 57 on December 19, 1974.

This mortgage is junior in priority to those certain mortgages given as follows:  
(a) Family Federal Savings & Loan Association, recorded in Mortgage Book 1321 at Page 728 in the R.M.C. Office for Greenville County dated September 5, 1974 in the original amount of \$43,000 (b) Charles V. Varner and Margie C. Varner dated December 19, 1974, recorded in the R.M.C. Office for Greenville County in Mortgage Book 1330 at Page 79 in the original amount of \$20,000.



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 such 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.

0625

4328-RV-21