

STATE OF SOUTH CAROLINA }
COUNTY OF GREENVILLE }

FILED TO ALL WHOM THESE PRESENTS MAY CONCERN:
GREENVILLE CO. S.C.

MORTGAGE OF REAL ESTATE

FEB 21 10 20 AM '84

WHEREAS, JANE W. COLEMAN

DONNIE S. TANKERSLEY

(hereinafter referred to as Mortgagor) is well and truly indebted unto R.M.C. 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 THIRTEEN THOUSAND SEVEN HUNDRED AND FIFTY AND NO/100-----

Dollars (\$ 13,750.00) due and payable

as follows:

due and payable in full on or before twelve (12) months from date. No interest is charged on the within indebtedness if same is paid when due. If there is a default on the terms of the Note or Mortgage securing the same, interest will begin from the date of default until the same is collected at the rate of eighteen (18%) percent per annum.

~~XXXXXX~~

~~XXXXXXXX~~

~~percentum per annum, to be paid~~

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:

~~XXXXXX~~
~~to the State of South Carolina, County of~~

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. 134 of a subdivision known as Cliff Ridge Colony, Phase I, Sheet I as shown on plat thereof prepared by Arbor Engineering, Inc. being recorded in the RMC Office for Greenville County in Plat Book 9-F at Page 52 and having according to said plat such metes and bounds as appear thereon.

This being the identical property conveyed to Mortgagor by deed of College Properties, Inc. dated February 17, 1984 and recorded in the RMC Office for Greenville County, South Carolina simultaneously herewith.

STATE OF SOUTH CAROLINA
DOCUMENTARY TAX COMMISSION
STAMP
TAX \$ 05.52

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 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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