

BOOK 575 PAGE 133

THE STATE OF SOUTH CAROLINA }  
 COUNTY OF Greenville

**To All Whom These Presents May Concern:**

We, W. A. Baker and Virginia C. Baker

SEND GREETING:

Whereas, We, the said W. A. Baker and Virginia C. Baker

in and by our certain Promissory note in writing, of even date with these Presents, are well and truly indebted to B. R. Coker

in the full and just sum of Two Thousand (\$2000.00) Dollars

, to be paid \$25.00 on October 6th, 1953 and a like amount on 6th day of each month thereafter until paid in full, payment first to be credited to the interest and the remainder to the principal sum.

, with interest thereon from date thereof

at the rate of 6 per centum per annum, to be computed and paid Monthly

until paid in full; all interest not paid when due to bear

interest at same rate as principal; and if any portion of principal or interest be at any time past due and unpaid, the whole amount evidenced by said note to become immediately due, at the option of the holder hereof, who may sue thereon and foreclose this mortgage; and in case said note, after its maturity, should be placed in the hands of an attorney for suit or collection, or if before its maturity it should be deemed by the holder thereof necessary for the protection of his interests to place and the holder should place the said note or this mortgage in the hands of an attorney for any legal proceedings, then and in either of said cases the mortgagor promises to pay all costs and expenses including 10 per cent. of the indebtedness as attorneys' fees, this to be added to the mortgage indebtedness, and to be secured under this mortgage as a part of said debt.

NOW KNOW ALL MEN, That we, the said W. A. Baker and Virginia C. Baker

, in consideration of the said debt and

sum of money aforesaid, and for the better securing the payment thereof to the said

B. R. Coker

according to the terms of the said note, and also in

consideration of the further sum of Three Dollars, to us, the said W. A. Baker and Virginia C. Baker,

in hand well and truly paid by the said B. R. Coker

at and before the signing of these Presents, the receipt whereof is hereby acknowledged, have granted, bargained,

sold and released, and by these Presents do grant, bargain, sell and release unto the said

B. R. Coker

All that piece, parcel or lot of land in Oaklawn Township, Greenville County, State of South Carolina, on the East side of Augusta Road, being known and designated as Lot No. 2 on plat and survey property of W. M. Boyce known and said plat prepared by W. J. Riddle, May 26, 1943 and recorded in Plat Book N, page 143, and being described by said plat as follows:

BEGINNING at a point in the Augusta Road, joint corner of Lots Nos. 2 and 3 and running thence N. 85-30 E. along the joint line of Lots 2 and 3, 1444 feet to a joint corner of Lots 2 and 3 on line of W. E. Stone lands; thence along his line S. 17 W. 312 feet to joint corner of Lots 1 and 2; thence along the joint line of Lots 1 and 2 S. 85-30 W. 1449 feet to a point on the Augusta Road joint corner of Lots 1 and 2; thence along the Augusta Road N. 18-15 E. 312 feet to the point of beginning and containing 9.42 acres, more or less. Being the same land conveyed to us by B. R. Coker by deed dated February 6, 1953; deed to be recorded.

This mortgage is given to secure the balance of the purchase price and is a purchase money mortgage and is junior in rank to a mortgage held by the Fidelity Federal Savings and Loan Association on said property.