

DEC 16 4 14 PM 1955

# State of South Carolina,

COUNTY OF GREENVILLE

ROBERT D. COKER

SENDS GREETING:

WHEREAS, I the said Robert D. Coker

in and by my certain promissory note in writing, of even date with these presents am well and truly indebted to Shenandoah Life Insurance Company, Incorporated in the full and just sum of Thirteen Thousand and No/100 (\$13,000.00) DOLLARS, to be paid at Roanoke, Virginia, together with interest thereon from date hereof until maturity at the rate of Five (5%) per centum per annum, said principal and interest being payable in monthly installments as follows:

Beginning on the 16th day of January, 1954, and on the 16th day of each month of each year thereafter the sum of \$ 85.80 to be applied on the interest and principal of said note, said payments to continue up to and including the 16th day of November, 1973, and the balance of said principal and interest to be due and payable on the 16th day of December, 1973; the aforesaid monthly payments of \$ 85.80 each are to be applied first to interest at the rate of Five (5%) per centum per annum on the principal sum of \$ 13,000.00 or so much thereof as shall, from time to time, remain unpaid and the balance of each monthly payment shall be applied on account of principal.

All installments of principal and all interest are payable in lawful money of the United States of America; and in the event default is made in the payment of any installment or installments, or any part hereof, as therein provided, the same shall bear simple interest from the date of such default until paid at the rate of seven (7%) per centum per annum.

And if any portion of principal or interest be at any time past due and unpaid, or if default be made in respect to any condition, agreement or covenant contained herein, then the whole amount evidenced by said note to become immediately due, at the option of the holder thereof, 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 its 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 I, the said Robert D. Coker

in consideration of the said debt and sum of money aforesaid, and for the better securing the payment thereof to the said Shenandoah Life Insurance Company, Incorporated according to the terms of the said note, and also in consideration of the further sum of THREE DOLLARS, to me, the said Robert D. Coker in hand and truly paid by the said Shenandoah Life Insurance Company, Incorporated at and before the signing of these Presents, the receipt thereof is hereby acknowledged, have granted, bargained, sold and released, and by these Presents do grant, bargain, sell and release unto the said Shenandoah Life Insurance Company, Incorporated, its successors and assigns, forever:

All that lot of land with the buildings and improvements thereon, situate on the northeast side of Todd Circle and Morgan Circle, near the Town of Simpsonville, in Austin Township, in Greenville County, S. C., being shown as Lots 47, 48 and 49 on plat of a subdivision known as "Roland Heights", made by W. J. Riddle, Surveyor, July 1950, recorded in the R.M.C. Office for Greenville County, S. C., in Plat Book "S", at Page 34, and having, according to said plat and a recent survey made by T. C. Adams, Engineer, December 10, 1953, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the northeast side of Todd Circle, at joint front corner of Lots 49 and 50 and running thence with the line of Lot 50, N. 50-00 E. 385 feet to an iron pin; thence S. 85-02 E. 19.6 feet to an iron pin; thence S. 3-14 E. 251.5 feet to an iron pin; thence S. 2-29 E. 97.6 feet to an iron pin; thence with the line of Lot 46, S. 65-00 W. 215.2 feet to an iron pin on the northeast side of Morgan Circle; thence with Morgan Circle, N. 19-00 W. 27.6 feet to an iron pin; thence continuing with the northeast side of Morgan Circle and Todd Circle, N. 37-40 W. 212.4 feet to the beginning corner.

This is the same property conveyed to the mortgagor by deed of Charles L. King, dated May 23, 1953, recorded in the R.M.C. Office for Greenville County, S. C., in Deed Book 479, at Page 20, and by deed of J. M. Griffin dated July 17, 1953, recorded in said R.M.C. Office in Deed Book 482, at Page 209.