

FILED
GREENVILLE CO. S. C.

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APR 25 1 15 PM 1953

STATE OF SOUTH CAROLINA }
#COUNTY OF GREENVILLE# }
GREENVILLE COUNTY }
MORTGAGE OF REAL ESTATE

To All Whom These Presents May Concern:

I, Donald Ralph Coker SEND GREETINGS:

WHEREAS, I the said Donald Ralph Coker

in and by MY certain promissory note, in writing, of even date with these presents, am well and truly indebted to WOODRUFF FEDERAL SAVINGS AND LOAN ASSOCIATION in the full and just

sum of NINETY-FIVE HUNDRED and no/100----- (\$ 9,500.00) Dollars,

with interest at the rate of six (6 %) per centum per annum, to be repaid in installments of

Eighty and 17/100----- (\$ 80.17) Dollars upon the first, day of each and every calendar month hereafter until the full principal sum, with interest, has been paid. Said monthly payments shall be applied first to the payment of interest, computed monthly on the unpaid balance, and then to the payment of principal; said note further providing that if at any time any portion of the principal or interest due thereunder shall be past due and unpaid for a period of thirty (30) days, or failure to comply with any of the By-Laws of said Association, or any of the stipulations of this mortgage, the whole amount due under said note shall, at the option of the holder thereof, become immediately due and payable, who may sue thereon and foreclose this mortgage; said note further providing for a ten per cent attorney's fee besides all costs and expenses of collection, to be added to the amount due on said note, and to be collectible, as a part thereof, if the same be placed in the hands of an attorney for collection, or if said debt, or any part thereof, be collected by an attorney, or by legal proceedings of any kind (all of which is secured under this mortgage); as in and by said note, reference being thereunto had, will more fully appear.

NOW, KNOW ALL MEN, That I the said Donald Ralph Coker

in consideration of the said debt and sum of money aforesaid, and for the better securing the payment thereof to the said WOODRUFF FEDERAL SAVINGS AND LOAN ASSOCIATION, according to the terms of

said note, and also in consideration of the further sum of Three Dollars to me the said

Donald Ralph Coker

in hand well and truly paid by the said WOODRUFF FEDERAL SAVINGS AND LOAN ASSOCIATION 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 WOODRUFF FEDERAL SAVINGS AND LOAN ASSOCIATION, the following described property, to-wit:

"All that certain piece, parcel or lot of land, with all improvements thereon, or to be constructed thereon, situate, lying and being in the State of South Carolina, County of Greenville, Chick Springs Township, on the Turrentine Road, and being known and designated as lot no. Eighteen (18) and the Northeastern half of lot no. Nineteen (19) of the Mrs. Nellie M. Turrentine and Mrs. S. C. Thompson property as shown on plat prepared by H. S. Brockman, Registered Surveyor, dated July 12, 1948 and which plat has been recorded in the R. M. C. Office for said County in Plat Book T, page 156, and having the following courses and distances, to-wit: Beginning at a Stake at the sharp turn of said road and running thence with the Southwest side of said road S.40-15 E.130 feet to a Stake at the joint corner of lots nos. 17 and 18 as shown on said plat, thence with the common rear line of lots nos. 17, 18, and 19 as shown on said plat S.18-15 W.74.3 feet to a Stake at the center point on the rear line of said lot no. 19, thence a new line dividing said lot no. 19 in half N.62-00 W.135.3 feet to a Stake on the Southeast side of the Turrentine Road, thence with the Southeast side of said road N.28-00 E.114 feet to the beginning point. Bounded by the Turrentine Road, by said lot no. 17, and by the remaining one-half of said lot no. 19. This being the same property which was conveyed to mortgagor herein by John C. Fowler and Catherine Fowler by deed recorded in said office in Deed Book 594, page 249.