

BOOK 794 PAGE 422

THE STATE OF SOUTH CAROLINA
COUNTY OF Greenville.

To All Whom These Presents May Concern:

SEND GREETING:

Whereas, I, the said Larry A. Coker
in and by my certain note in writing, of even date with these
Presents, am well and truly indebted to Abe Smith and Ike Smith
in the full and just sum of Two thousand six hundred seventy four and 92/100
(\$2674;92) Dollars to be paid in monthly installments of \$50.00 per
month, said installments to be applied first to interest and then to
principal and to continue until the entire unpaid amount of both
principal and interest shall have been paid in full, said
installments to commence on the 4th day of August 1959.

, with interest thereon from date
at the rate of six per centum per annum, to be computed and paid as aforesaid
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 I, the said Larry A. Coker
, in consideration of the said debt and
sum of money aforesaid, and for the better securing the payment thereof to the said
Abe Smith and Ike Smith according to the terms of the said note, and also in
consideration of the further sum of Three Dollars, to me, the said Larry A. Coker
, in hand well and truly paid by the said Abe Smith and Ike Smith

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

Abe Smith and Ike Smith:

All that piece, parcel or lot of land in Austin Township,
Greenville County, State of South Carolina in the Town of Simpsonville,
being known and designated as Lot 1 as shown on plat of property
of J. R. and G. R. Richardson, made by W. J. Riddle, Surveyor,
in April, 1947, recorded in the R. M. C. Office for Greenville
County, S. C. in Plat Book or Vol. 316, Page 245, and having,
according to said plat, the following metes and bounds
to-wit: Beginning at an iron pin on Perry Street, corner of
Lot No. 2, and running thence with the line of said Lot
N. 70-15 E. 269 feet to a point in line of Lot No. 4;
thence S 19-45 E 90 feet to an iron pin at the rear joint
corner of Lots No. 1 and 4; thence S 70-15 W 269 feet to
an iron pin on Perry Street; thence with Perry Street N.
1945 W. 90 feet to the beginning corner.
This is the identical land conveyed to me by John B.
Marlar by deed recorded in Vol. 363, Page 339, R. M. C. Office
for Greenville County.