

STATE OF SOUTH CAROLINA }
COUNTY OF GREENVILLE }

DEC 24 10 45 AM 1964

BOOK 982 PAGE 107

OLLIE FARNSWORTH
R.M.C.

MORTGAGE OF REAL ESTATE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, I, THOMAS HARRY COKER, A SINGLE MAN

(hereinafter referred to as Mortgagor) is well and truly indebted unto ALLENE C. PEDEN AND A. HOUSTON PEDEN, MAN AND WIFE,

(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 SEVEN THOUSAND AND No/100-----
Dollars (\$ 7,000.00) due and payable

AS STATED THEREIN

with interest thereon from date at the rate of SIX per centum 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:

"ALL that certain piece, parcel or lot of land, with all improvements, thereon, or hereafter constructed thereon, situate, lying and being in the State of South Carolina, County of GREENVILLE, PARIS MOUNTAIN TOWNSHIP, ON THE SOUTHWESTERN SIDE OF DUNDEE LANE, NEAR THE CITY OF GREENVILLE, BEING SHOWN AND DESIGNATED AS LOT No. THIRTY FIVE (35) OF A SUBDIVISION KNOWN AS STRATFORD FOREST, AND HAVING, ACCORDING TO A PLAT OF SAID SUBDIVISION MADE BY PIEDMONT ENGINEERING SERVICE DATED FEBRUARY 25, 1957, RECORDED IN THE RMC OFFICE OF GREENVILLE COUNTY, SOUTH CAROLINA, IN PLAT BOOK "KK", PAGE 89, REFERENCE BEING CRAVED THERETO FOR A COMPLETE AND DETAILED DESCRIPTION THEREOF, THE FOLLOWING DIMENSIONS: 307.4 FEET X 188.3 FEET X 284 FEET X 200 FEET.

THIS BEING THE SAME PROPERTY CONVEYED TO THE MORTGAGOR HEREIN BY DEED OF DOROTHY F. CROUCH, 9 SEPTEMBER 1964, RECORDED IN THE RMC OFFICE OF GREENVILLE COUNTY, SOUTH CAROLINA, IN DEED BOOK 757 AT PAGE 136.

THIS MORTGAGE IS SECOND, JUNIOR AND SUBORDINATE TO A MORTGAGE GIVEN BY DOROTHY F. CROUCH TO FIRST FEDERAL SAVINGS & LOAN ASSOCIATION OF GREENVILLE, S. C., IN THE ORIGINAL AMOUNT OF \$23,500.00 AS WAS RECORDED ON 20 MAY 1960 IN REAL ESTATE MORTGAGE BOOK 825, AT PAGE 54., AND HAVING A PRESENT PRINCIPAL BALANCE DUE THEREON OF \$20,800.00.

Together with all and singular rights, members, herditaments, and appurtenances to the same belonging in any way incident or appertaining, and of all 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 such 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 all and singular the said premises unto the Mortgagee forever, from and against the Mortgagor and all persons whomsoever lawfully claiming the same or any part thereof.

Satisfied, cancelled, paid in full, Oct. 1, 1969.

Allene C. Peden

A. Houston Peden

Witness Jack H. Shetley

Willie L. Shetley

SATISFIED AND CANCELLED OF RECORD

17 DAY OF Aug 19 70

Ollie Farnsworth

R. M. C. FOR GREENVILLE COUNTY, S. C.

AT 10:35 O'CLOCK A. M. NO. 3807

The Subordination Agreement between Mr. Coker and Mrs. Peden 10/19/69 Page 660