

STATE OF SOUTH CAROLINA }
COUNTY OF GREENVILLE }

MORTGAGE OF REAL ESTATE

BOOK 1044 PAGE 303

To All Whom These Presents May Concern:

Whereas: Christine W. Coker

(hereinafter referred to as Mortgagor) is well and truly indebted unto Farmers Bank of Simpsonville, S. C.,

(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 Six Hundred and No/100-----
Dollars (\$7,600.00) due and payable

at the rate of \$88.25 per month, with payments to be applied first to interest, then principal, with the right to anticipate any and all payments at any time,

with interest thereon from date at the rate of seven per centum per annum to be paid: monthly.

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, Austin Township, in the Town of Simpsonville, located on the eastern side of Todd Circle, being known and designated as Lots #47, #48, and #49, in the Subdivision known as ROLAND HEIGHTS, plat of which is recorded in the RMC Office for Greenville County in Plat Book S, at Page 34, and according to said plat, having the following metes and bounds, to-wit:

BEGINNING at an iron pin on the eastern side of Todd Circle at the joint front corner of Lots #46 and #47 and running thence with the line of Lot #46, N. 65-00 E. 215.2 feet to an iron pin; thence N. 2-29 W. 97.6 feet to an iron pin; thence N. 3-14 W. 251.5 feet to an iron pin; thence N. 85-02 W. 19.6 feet to an iron pin at the joint rear corner of Lots #49 and #50; thence with the line of Lot #50, S. 50-00 W. 385 feet to an iron pin on the eastern side of Todd Circle; thence with the eastern side of Todd Circle, S. 37-40 E. 212.4 feet to an iron pin; thence continuing with Todd Circle, S. 19-00 E. 27.6 feet to the beginning.

Being the same property inherited by the mortgagor under the Will of her husband, R. D. Coker, which is on file in the office of the Probate Court for Greenville County.

Together with all and singular rights, members, hereditaments, and appurtenances to the same belonging in any way incident or appertaining, and all of 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.

2335

PAID IN FULL, DATE 3/30/67
The Farmers Bank of Simpsonville
Simpsonville, S. C.

Per B. L. Bramlett Jr.
President - Cashier

Witness Elizabeth B. Hughes
Cathryn C. Davis

SATISFIED AND CANCELLED OF RECORD

31 DAY OF March 1967

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

AT 3:29 O'CLOCK P. M. NO. 23549