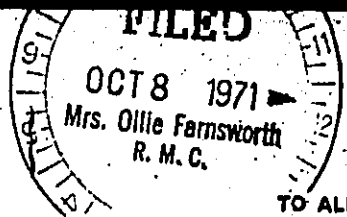


STATE OF SOUTH CAROLINA
COUNTY OF Greenville



BOOK 1209 PAGE 275

MORTGAGE OF REAL ESTATE

TO ALL WHOM THESE PRESENTS MAY CONCERN: I, B. C. Coker

Of Greenville County, send greetings

WHEREAS, I, B. C. Coker

(hereinafter referred to as Mortgagor) is well and truly indebted unto Southern Bank and Trust Co., Williamston

(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 One thousand, twenty-six and 72/100 - - - Dollars (\$ 1,026.72) due and payable

with interest thereon from date at the rate of 7% per centum per annum, to be paid: monthly at the rate of \$57.04 per month until paid in full.

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, Dunklin Township, lying on both sides of the road leading from the Cooley Bridge Road to the Augusta Road near Lickville Church, designated as Lot No. 6 as surveyed by James P. Willis on June 24th, 1896, and later resurveyed and plat made by James P. Willis, Surveyor, said plat shows the following metes and bounds to wit:

Beginning at a stone 3X, joint corner with David Chapman land and running thence along Chapman line N. 21 $\frac{1}{2}$ E. 27.00 chains to Maple on Spring branch; thence in a westerly direction with the branch for the line to Maple 3X on branch; thence S 29 $\frac{1}{2}$ W. 23.15 chains along Mrs. John Cothran line, to stone 3X; thence S. 57 $\frac{3}{4}$ E. 12.75 to veginning corner, containing Twenty-nine and 1-half (29 $\frac{1}{2}$) acres, more or less, bounded on the North by land of Mrs. Cooley, Spring branch intervening, on the East by David Chapman land, on the South by land of Vester Cothran, and on the West by Mrs. John Cothran Land. This being the same lot of land conveyed to me by deed of Anna Cooley Chapman dated September 18, 1948 and recorded in deed Book 361 page 67 in the R. M. Co. office for Greenville County, S. C.

All the above property with the exception of 5.56 acres and 3 acres sold to J. S. Bratcher.

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.