

NOV 16 1971
Mrs. Ollie Farnsworth
R. M. C.

~~BOOK 229 PAGE 408~~
BOOK 1213 PAGE 544

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE NOV 16 4 30 PM '71

TO ALL WHOM THESE PRESENTS MAY CONCERN:

IN THE STATE AFORESAID, hereinafter called Mortgagor, Olin J. Coker

The word Mortgagor shall include one or more persons or corporations. The word Association shall mean the PALMETTO SAVINGS AND LOAN ASSOCIATION OF LAURENS.

WHEREAS, the said Mortgagor by his certain promissory note, in writing of even date herewith, the terms of which are incorporated herein by reference, is well and truly indebted unto PALMETTO SAVINGS AND LOAN ASSOCIATION OF LAURENS, a corporation, in the principal sum of TWO THOUSAND AND 00/100-----

(\$ 2000.00) Dollars, with interest from the 2nd day of November, 1971, at the rate of Seven $\frac{1}{2}$ (7 $\frac{1}{2}$ %) per centum per annum until paid. The said principal and interest shall be payable at the office of the Association in monthly installments of FORTY AND 08/100-----

(\$ 40.08) Dollars, commencing on the 1st day of December, 1971, and on the first day of each month thereafter until the principal and interest are paid. Unpaid interest to bear interest thereafter at the same rate. And with interest from the date of said note, and this mortgage securing the same at the same rate until the date of the payment of the first monthly installment. Said monthly payments shall be applied:

- FIRST: To the payment of interest due on said loan, computed monthly.
- SECOND: To the payment, at the option of said Association, of such taxes, assessments, or insurance as may be in default on the property pledged to secure this obligation.
- THIRD: The balance of said amount to the payment to that extent, as credit of that date on the principal of this loan. Said payments to continue until principal and interest are paid in full.

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 ninety (90) 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 hereof, become immediately due and payable, and suit may be brought to foreclose this mortgage.

Said note further providing for a ten (10%) per centum 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 by this mortgage), as in and by said note, reference being thereunto had, will more fully appear.

NOW KNOW ALL MEN, that the Mortgagor, in consideration of the said debt for better securing the payment thereof to the said PALMETTO SAVINGS AND LOAN ASSOCIATION OF LAURENS, according to the conditions of said note; and also in consideration of the further sum of Three (\$3.00) Dollars to the Mortgagor in hand well and truly paid by the PALMETTO SAVINGS AND LOAN ASSOCIATION OF LAURENS, at and before the sealing and delivery of these presents, the receipt of which is hereby acknowledged, has granted, bargained, sold and released, and by these presents does grant, bargain, sell and release unto the PALMETTO SAVINGS AND LOAN ASSOCIATION OF LAURENS, its successors and assigns:

All that lot, piece or parcel of land in Greenville County, South Carolina, in the town of Mauldin and being on corner of Miller Road and Murray Drive as described in plat of same by C. O. Riddle August 27, 1970, as follows:

Beginning at Iron pin on North side of Miller Road (formerly Cox Street) adjacent to H. C. Shaver; thence N 18-53 W 315' to iron pin; thence S 75-45W 142.8 to center Murray Drive (I.P. 7.2 offset); thence along Murray Drive and rear C & WC RR right of way S 18-34E 321.4 to point in drive (I.P. 14.1 offset); thence along Miller Road (formerly Cox Street) N 73-20 E 144.2' to point of beginning.

This being lot conveyed by H. C. Shaver to Charles Shaver and Jean S. Shaver in 1957 Book 575 page 225.

And also:

All that lot, piece, or parcel of land in Greenville County South Carolina and in the Town of Mauldin and known as Lot No. 20 on Carlton Drive of the Pine Valley Estates, as shown by plat of same by Dalton and Reeves recorded in Plat Book MM page 138 as follows:

Beginning at iron pin corner of lot 19 on Carlton Drive; thence N 28-44 E 146 to iron pin; thence N 55-51W 100 ft. to Pin; thence S28-44W 146' to iron pin; thence S55-51 E to iron pin the beginning point. This being same lot conveyed to Olin J. Coker by Robert E. Johnson by deed of April 28, 1966, in book 797, page 382.