

GREENVILLE, S. C.

REGISTRATION NO. 22
HORTON, DRAWBY, DILLARD, MARCHBANKS, CHAPMAN & BROWN, P.A., 307 PETTIGRU STREET, GREENVILLE, S. C. 29603
STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

MAR 3 11 20 AM '77
W. S. TANKERSLEY
R.H.C.

BOOK 1271 PAGE 589

MORTGAGE OF REAL ESTATE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, We, Thomas H. Coker and Jeane H. Coker

(hereinafter referred to as Mortgagor) is well and truly indebted unto William J. Hancock and Patricia L. Hancock

(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 Five Hundred and No/100-----
-----Dollars (\$ 7,500.00) due and payable
in the sum of \$2,500.00 one (1) year from date, the sum of \$2,500.00 two (2) years from date with the balance of principal in the sum of \$2,500.00 due three (3) years from date, plus interest in addition to said principal in the sum of seven (7%) percent per annum of the deferred balance from time to time due with interest thereon from date at the rate of 7% per centum per annum, to be paid: annually

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 lot of land with the buildings and improvements thereon situate on the East side of Augusta Road in the City of Greenville, in Greenville County, South Carolina, being part of Lot No. 66 on plat of property of Ables and Razor, recorded in the RMC Office for Greenville County, S. C. in Plat Book E, page 153, and the northern 43 feet of Lot No. 1 as shown on a plat of property of Country Club Estates, recorded in the RMC Office for Greenville County, S. C. in Plat Book G, at pages 190 and 191 and having according to said plats, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the East side of Augusta Road, said pin being 7 feet north from the joint front corner of Lots 1 and 2 on Plat of Country Club Estates and runs thence through Lot 1, along line of property heretofore conveyed by Wherry, et al to Nancy M. Sitton, N. 66-38 E. 179 feet, more or less, to an iron pin in the rear line of Lot No. 1, said point being 7 feet North from the joint rear corner of Lots 1 and 2; thence along the line of Lot 4, N. 23-30 W. 43 feet to an iron pin; thence N. 66-26 E. 18 feet to an iron pin on the West edge of a 10 foot alley; thence along the West edge of said alley, N. 16-38 W. 82.96 feet to an iron pin; thence along the line of W. E. Payne and Jack B. Payne (now or formerly) in a westerly direction 193.2 feet to an iron pin on the East side of Augusta Road; thence along Augusta Road in a southerly direction 81.52 feet to an iron pin; thence still along Augusta Road, S. 29-13 E. 43 feet to the beginning corner.

The within mortgage is junior in lien to a first mortgage given by the mortgagors to First Federal Savings & Loan Association in the sum of \$36,350.00 of even date to be recorded together with all and singular rights, members, hereditaments, 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.

The Mortgagor further covenants and agrees as follows:

(1) That this mortgage shall secure the Mortgagee for such further sums as may be advanced hereafter, at the option of the Mortgagee, for the payment of taxes, insurance premiums, public assessments, repairs or other purposes pursuant to the covenants herein. This mortgage shall also secure the Mortgagee for any further loans, advances, readvances or credits that may be made hereafter to the Mortgagor by the Mortgagee so long as the total indebtedness thus secured does not exceed the original amount shown on the face hereof. All sums so advanced shall bear interest at the same rate as the mortgage debt and shall be payable on demand of the Mortgagee unless otherwise provided in writing.

(2) That it will keep the improvements now existing or hereafter erected on the mortgaged property insured as may be required from time to time by the Mortgagee against loss by fire and any other hazards specified by Mortgagee, in an amount not less than the mortgage debt, or in such amounts as may be required by the Mortgagee, and in companies acceptable to it, and that all such policies and renewals thereof shall be held by the Mortgagee, and have attached thereto loss payable clauses in favor of, and in form acceptable to the Mortgagee, and that it will pay all premiums therefor when due; and that it does hereby assign to the Mortgagee the proceeds of any policy insuring the mortgaged premises and does hereby authorize each insurance company concerned to make payment for a loss directly to the Mortgagee, to the extent of the balance owing on the Mortgage debt, whether due or not.