

MORTGAGE OF REAL ESTATE

GREENVILLE CO. S. C.
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STATE OF SOUTH CAROLINA

COUNTY OF GREENVILLE

FILED
JUN 11 11 51 AM '77
JANIE S. TANKERSLEY
R. H. C.

MORTGAGE OF REAL ESTATE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS,

ENDODONTIC ASSOCIATES, P. A.

(hereinafter referred to as Mortgagor) is well and truly indebted unto

MELVIN COKER

(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

---FIVE THOUSAND FOUR HUNDRED SIXTY AND 10/100 ----- Dollars \$ 5,460.00 due and payable on
one year after date

with interest thereon from _____ date at the rate of eight (8%) per centum per annum, to be paid at maturity

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, near the Town of Simpsonville, known as Lots 1 and 2 WENDY LANE SUBDIVISION, on a Plat drawn by C. O. Riddle, which plat is recorded in the RMC Office for Greenville County in Plat Book _____ at page _____ and having, according to said plat the following metes and bounds, to-wit:

BEGINNING at a point at the northwestern corner of Lot 1, joint corner with property now or formerly held by Irene G. and Marvin E. Baughcombe, on Howard Drive, and running along joint line of said Lot and Baughcombe property, N. 76-45 E., 205.2 feet to a point; thence running S. 8-58 W., 379.8 feet, along the rear line of Lots 1 and 2 to an iron pin at the joint corner of Lots 2 and 3 on Wendy Lane; thence along said Lane N. 84-30 E., 241.45 feet to a point; thence N. 39-28 W., 35.3 feet to a point; thence along Howard Drive N. 5-34 E., 255.7 feet to the point of beginning.



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 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.

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