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DONNIE S. TANKERSLEY  
R.M.C.

BOOK 1379 PAGE 981

First Mortgage on Real Estate

## MORTGAGE

STATE OF SOUTH CAROLINA }  
COUNTY OF GREENVILLE }

TO ALL WHOM THESE PRESENTS MAY CONCERN: WE, CHARLES F. COKER AND  
SYLVIA M. COKER

(hereinafter referred to as Mortgagor) SEND(S) GREETING:

WHEREAS, the Mortgagor is well and truly indebted unto FIDELITY FEDERAL SAVINGS AND LOAN  
ASSOCIATION, GREENVILLE, S. C., (hereinafter referred to as Mortgagee) in the sum of TWENTY-SEVEN  
AND NO/100-----DOLLARS

(\$ 27,000.00 ), as evidenced by the Mortgagor's note of even date, bearing interest as stated in said  
note, and payable as therein stated or as modified by mutual agreement, in writing, the final maturity of which  
is twenty-five years after the date hereof, unless extended by mutual consent, the terms of said note and  
any agreement modifying it are incorporated herein by reference; and

WHEREAS, the Mortgagor may hereafter become indebted to the said Mortgagee for such further sums as  
may be advanced or readvanced to or for the Mortgagor's account, including advances made by the Mortgagee  
on other or no security:

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 Mort-  
gagee 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 be-  
fore the sealing and delivery of these presents, the receipt whereof is hereby acknowledged, has granted, bar-  
gained, 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, being known and designated  
as Lot No. 5 on a plat of Shiloh Estates, prepared by T.H. Walker, Jr., Surveyor,  
recorded in the R.M.C. Office for Greenville County in Plat Book 4N at page 33 and  
having according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the Southeasterly side of Buckskin Road, joint front  
corner of Lots 5 and 6 and running thence with the edge of said Road N. 10-10 E.  
194 feet to an iron pin; thence along a cul-de-sac, N. 37-13 E. 48.7 feet to an  
iron pin; thence S. 81-25 E. 148.4 feet to an iron pin; thence S. 10-10 W. 238 feet  
to an iron pin at the joint rear corner of Lots 5 and 6; thence with the line of  
Lot No. 6, N. 80-51 W. 170.8 feet to the point of beginning.

In addition to and together with the monthly payments of principal and interest under  
the terms of the note secured hereby, the mortgagor promises to pay to the mortgagee  
for the term of the guaranty policy the sum of 1/48th of 1% of the original amount  
of this loan in payment of the mortgage guaranty insurance covering this loan and on  
his failure to pay it, the mortgagee may advance it for the mortgagor's amount and  
collect it as part of the debt secured by the mortgage.

The mortgagors agree to maintain quaranty insurance in force until the loan balance  
reaches 75% of less of the original appraisal or sales price, whichever is less, and  
the mortgagee may apply for mortgage quaranty insurance to comply with the above,  
through the mortgage quaranty company insuring this loan, and that the mortgagor  
agrees to pay to the mortgagee, annually, as premium for such insurance 1/4 of 1% of  
the principal balance then existing.

This is the same property conveyed to the mortgagors herein by deed of James O. Bielmyer  
and Brenda M. Bielmyer of even date and to be recorded herewith.

FIDELITY FEDERAL SAVINGS AND LOAN ASSOCIATION  
P.O. Box 1268  
GREENVILLE, SOUTH CAROLINA 29602

Together with all and singular the rights, members, hereditaments, and appurtenances to the same belonging or  
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 and any other equipment or fixtures now or hereafter  
attached, connected, or fitted thereto in any manner; it being the intention of the parties hereto that all such fix-  
tures and equipment, other than the usual household furniture, be considered a part of the real estate.

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