

FILED
GREENVILLE, CO. S. C.

BOOK 1409 PAGE 481

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

SEP 9 2 51 PM '77
DORIS S. TANKERSLEY
R.M.C.

MORTGAGE OF REAL ESTATE
TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, We, Walter L. Coker and Georgia Coker

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

HOUSEHOLD FINANCE CORPORATION OF GREENVILLE

(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 Five Hundred Forty Eight & 27/100 Dollars (\$5548.27) due and payable

with interest thereon from 9/2/77 at the rate of 15.226 per centum per annum, to be paid:

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 on the West side of Wilton Street in the City of Greenville and shown as a portion of Lot No. 36, Section C on a Plat of Stone Land Co. recorded in Plat Book "A" at pages 336-341 and shown on a later plat by A.C. Crouch dated November, 1953 and having the following meets and bounds; to wit: BEGINNING at an iron pin of the West side of Wilton Street 75 feet from the South West corner of the intersection of Wilton Street and Croft Street and running N. 83-13 W. 108.75 feet to an iron pin, thence S. 1-14 W. 75 feet to an ironpin, thence S. 83-13 E 108.75 feet to an iron pin on the West side of Wilton Street, thence along said street N. 1-14 E. 75 feet to the point of beginning; being the identical property conveyed to the mortgagors by deed of Wade F. Bond dated Sept. 1, 1959 and recorded on Sept. 9, 1959 in Deed Book 633 at page 523.

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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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