

MORTGAGE OF REAL ESTATE

GREENVILLE COUNTY

BOOK 1452 PAGE 638

State of South Carolina

COUNTY OF GREENVILLE

CITIZENS B. & L. ASSOCIATION
P. O. BOX 388, 117 TRADE ST.
GREER, S. C. 29651

To All Whom These Presents May Concern:

We, B. Robert Coker, Jr. and Mickey W. Coker

SEND GREETING:

WHEREAS, we the said B. Robert Coker, Jr. and Mickey W. Coker

in and by our certain promisory note in writing of even date with these Presents, are well and truly indebted unto the CITIZENS BUILDING AND LOAN ASSOCIATION, Greer, S. C., in the full and just sum of Twenty Thousand and No/100 - - - - - (\$ 20,000.00) Dollars, with interest from the date hereof at the rate of nine per cent (9 %) per annum, unpaid interest to bear interest at the same rate, to be repaid in installments of One Hundred Ninety one and 77/100 - -

- - - - - (\$ 191.77) Dollars due and payable on the 5th day of each and every calendar month hereafter until the full principal sum, with interest and all costs, insurance, and expenses incurred in connection with said loan, has been paid, said monthly payments to be applied first to the payment of interest, and then to payment of principal, costs, expenses and insurance, if any, incurred; and said note further providing that if at any time any portion of the principal or interest due hereunder shall be past due and unpaid for a period of sixty (60) days, or upon failure to comply with any of the by-laws of said Association, or with any of the stipulations of this mortgage, the whole amount due under said note, shall at the option of the holder become immediately due and payable, and said note further providing for a reasonable attorney's fee besides all costs and expenses of collection, to be added to the amount due on said note, and collectible as a part thereof, if the same be placed with an attorney for collection, or if said debt, or any part thereof, be collected by an attorney or by legal proceedings of any kind.

KNOW ALL MEN BY THESE PRESENTS, That we the said B. Robert Coker, Jr. and Mickey W. Coker, in consideration of the said debt and sums of money aforesaid, and for the better securing the payment thereof to the said CITIZENS BUILDING AND LOAN ASSOCIATION, Greer, S. C., according to the terms of the said note, and also in consideration of the further sum of Three (\$3.00) Dollars to us the said mortgagor, in hand well and truly paid by the said mortgagee, at and before the sealing and delivery of these Presents (receipt of which is hereby acknowledged), have granted, bargained, sold and released, and by these Presents do grant, bargain, sell and release unto the said CITIZENS BUILDING AND LOAN ASSOCIATION, Greer, S. C., its successors and assigns:

That certain lot, parcel or tract of land, with all improvements now constructed thereon, or hereafter constructed thereon, situate, lying and being in the State of South Carolina, County of Greenville, located in the City of Greenville, on the northwest side of Sevier Street and being shown and designated as lot number TEN (10) on plat made for Willie H. & C. B. Martin, recorded in plat book G page 246, Greenville County R. M. C. Office and having the following metes and bounds, to wit:

BEGINNING at an iron pin on the northwest side of Sevier Street 113.6 feet north from Lewis property at the joint front corner of lots 10 and 11 and running thence N. 57-20 W., 149.9 feet to former Merritt property; thence N. 33-34 E., 60 feet to rear corner of lot 9; thence with the line of lot No. 9, S. 57-20 E., 148 feet to Sevier St.; thence with said street. S. 32-40 W., 60 feet to the beginning corner. ALSO: All that piece, parcel or lot of land to the rear of the above lot and described as follows: Beginning at the joint rear corner of lots 10 and 11 on plat recorded in plat book G page 246 and running along the rear line of lot no. 10, N. 33-34 E., 60 feet to rear corner of lot No. 9 on said plat; thence N. 57-20 W. 72.4 feet; thence S. 34-00 W., 60 feet; thence S. 57-20 E., 72.0 feet to the beginning corner. This was received from the Estate of Cora Mae Y. Barton, who died testate 1971, Apt. 1172, File 3, Greenville County Probate Office.

This is the same conveyed to us by Walter Waymon Barton, Jr. and John Michael Barton by deed dated December 8, 1978 to be recorded in the R. M. C. Office for Greenville County.

STATE OF SOUTH CAROLINA
DOCUMENTARY
STAMP
TAX
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FEB. 11 1979

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