

Mortgagee's address:  
Rt. 3, Box 381A  
Pelzer, S.C. 29669

STATE OF SOUTH CAROLINA  
COUNTY OF GREENVILLE  
FILED  
FEB 15 4 41 PM '79  
GREENVILLE CO. S.C.

MORTGAGE OF REAL ESTATE

BOOK 1457 PAGE 408

DONNIE S. STAMERSLEY  
R.M.C.  
TO ALL WHOM THESE PRESENTS MAY CONCERN.

WHEREAS, JOHN MCCUEN and WILMA F. MCCUEN  
hereinafter referred to as Mortgagor; is well and truly indebted unto PATRICIA ANN 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

SIX THOUSAND SIX HUNDRED TWENTY-FIVE & 71/100 Dollars \$ 6,625.71; due and payable

in 110 remaining monthly payments of \$88.68 each, with the first payment being due February 1, 1979 and continuing each month thereafter until paid in full;

with interest thereon from date of the rate of nine per centum per annum, to be paid: monthly with payment

WHEREAS, the Mortgagor may hereafter become indebted to the said Mortgagee for such further sums as may be advanced to or for the Mortgagee'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 Mortgagee 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, shown as 3.95 acres on Plat for Melvin B. Coker, dated August, 1977, prepared by Webb Surveying and Mapping Co., recorded in plat book 6-7 at page 83, and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the southerly side of Alverson Road, and running thence S. 14-57 W., 711.2 feet to an iron pin; thence turning and running S. 85-06 W., 260.47 feet to an iron pin; thence turning and running N. 17-20 E., 802.2 feet to an iron pin on Alverson Road; thence with said Alverson Road, S. 75-16 E., 50 feet to an iron pin and S. 74-23 E., 160.2 feet to an iron pin, being the point of beginning.

This is the identical property conveyed to the mortgagor above by deed of Salvatore C. Giaccone and Pauline R. Giaccone, to be recorded of even date herewith.

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, whomever lawfully claiming, by some or any part thereof.

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