

FILED
GREENVILLE CO. S. C.

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CLERK OF SUPERIOR COURT
GREENVILLE, S. C.

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MORTGAGE

THIS MORTGAGE is made this 16th day of February, 1979, between the Mortgagor, Jackson R. Coker and Lenore H. Coker, (herein "Borrower"), and the Mortgagee, First Federal Savings and Loan Association, a corporation organized and existing under the laws of the United States of America, whose address is 301 College Street, Greenville, South Carolina (herein "Lender").

WHEREAS, Borrower is indebted to Lender in the principal sum of Sixty Thousand and No/100 (\$60,000.00) Dollars, which indebtedness is evidenced by Borrower's note dated February 16, 1979 (herein "Note"), providing for monthly installments of principal and interest, with the balance of the indebtedness, if not sooner paid, due and payable on March 1, 2009.

TO SECURE to Lender (a) the repayment of the indebtedness evidenced by the Note, with interest thereon, the payment of all other sums, with interest thereon, advanced in accordance herewith to protect the security of this Mortgage, and the performance of the covenants and agreements of Borrower herein contained, and (b) the repayment of any future advances, with interest thereon, made to Borrower by Lender pursuant to paragraph 21 hereof (herein "Future Advances"), Borrower does hereby mortgage, grant and convey to Lender and Lender's successors and assigns the following described property located in the County of Greenville, State of South Carolina:

ALL that certain piece, parcel or lot of land in Greenville County, State of South Carolina in the Town of Mauldin being known as Lot #25 on Sheet 2 on plat of GLENDALE III and being shown on recent plat of property of Jackson R. and Lenore H. Coker, prepared by William B. Fant, R.L.S., dated February 19, 1979 as having the following metes and bounds, to-wit:

BEGINNING at an iron pin on the northeasterly edge of Fargo Street at the joint front corner of Lots Nos. 24 and 25 and running thence with the joint line of said lots N. 48-34 E. 410.6 feet to an iron pin in the center line of Gilders Creek; thence with the center line of Gilders Creek, the traverse line of which is S. 44-20 E. 80.2 feet to a point and S. 81-03 E. 108.7 feet to a point; thence leaving said Gilders Creek and running S. 41-46 W. 394.8 feet to an iron pin; thence N. 77-13 W. 199.5 feet to an iron pin on the northeasterly side of Fargo Street; thence with the curve of Fargo Street the chord of which is N. 14-19 W. 54.7 feet to the beginning corner.

This being the same property conveyed to the Mortgagors herein by deed of Donald G. and Mary M. Creighton dated January 31, 1979, to be recorded herewith.

which has the address of 957 Fargo Street, Mauldin, South Carolina 29662

(herein "Property Address");

TO HAVE AND TO HOLD unto Lender and Lender's successors and assigns, forever, together with all the improvements now or hereafter erected on the property, and all easements, rights, appurtenances, rents, royalties, mineral, oil and gas rights and profits, water, water rights, and water stock, and all fixtures now or hereafter attached to the property, all of which, including replacements and additions thereto, shall be deemed to be and remain a part of the property covered by this Mortgage; and all of the foregoing, together with said property (or the leasehold estate if this Mortgage is on a leasehold) are herein referred to as the "Property."

Borrower covenants that Borrower is lawfully seised of the estate hereby conveyed and has the right to mortgage, grant and convey the Property, that the Property is unencumbered, and that Borrower will warrant and defend generally the title to the Property against all claims and demands, subject to any declarations, easements or restrictions listed in a schedule of exceptions to coverage in any title insurance policy insuring Lender's interest in the Property.

SOUTH CAROLINA --

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