

State of South Carolina

COUNTY OF GREENVILLE

FILED
S. C.
1 24 PM '80
WILKINSON
GREENVILLE

CITIZENS B. & L. ASSOCIATION
P. O. BOX 383, 117 TRADE ST.
GREER, S. C. 29651

To All Whom These Presents May Concern:

I, B. Robert Coker, Jr.

SEND GREETING:

WHEREAS, I the said B. Robert Coker, Jr.

in and by my certain promissory note in writing of even date with these Presents, am well and truly indebted unto the CITIZENS BUILDING AND LOAN ASSOCIATION, Greer, S. C., in the full and just sum of **Eighteen Thousand Five Hundred & No/100** ----- (\$ 18,500.00) Dollars, with interest from the date hereof at the rate of **Thirteen 1/2** per cent (13 1/2 %) per annum, unpaid interest to bear interest at the same rate, to be repaid in installments of

Two Hundred Forty & 20/100 ----- (\$ 240.20) 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 I the said B. Robert 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 me 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, shown on a plat made by Carolina Surveying Company, October 8, 1975, and revised November 4, 1975, containing 1.09 acres, more or less, and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin in the center of Road S. 23-69, which iron pin is 132.3 feet from the joint corner of Juelean W. Maness property and that of Ayers, and running thence S. 2-51 W. 166.3 feet to a railroad spike; thence S. 81.58 W. 293.2 feet to an old iron pin; thence N. 2-07 E. 163.8 feet to an old iron pin; thence N. 81.02 E. 294.1 feet to the point of beginning.

This is the identical property conveyed to Juelean W. Maness by deed of James R. Howard, Marcia H. Corn and Lois H. Martin dated April 29, 1976, and recorded in the R.M.C. Office for Greenville County, S. C. in Deed Book 1035 at Page 485 on April 29, 1976.

This is same conveyed to me by deed dated November 24, 1978, by Juelean W. Maness, recorded in deed book 1092 Page 534 on November 24, 1978.

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