



44686

MORTGAGE

BOOK 1543 PAGE 818

THIS MORTGAGE is made this 1st day of June, 1981, between the Mortgagor, Donald M. Coker and Kathy Coker (herein "Borrower"), and the Mortgagee, AMERICAN FEDERAL SAVINGS AND LOAN ASSOCIATION, a corporation organized and existing under the laws of SOUTH CAROLINA, whose address is 101 EAST WASHINGTON STREET, GREENVILLE, SOUTH CAROLINA (herein "Lender").

WHEREAS, Borrower is indebted to Lender in the principal sum of Sixteen thousand, six hundred forty eight and 80/100 Dollars, which indebtedness is evidenced by Borrower's note dated June 1, 1981 (herein "Note"), providing for monthly installments of principal and interest, with the balance of the indebtedness, if not sooner paid, due and payable on 07-01-91

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 lot of land with the buildings and improvements thereon situate on the northeast side of Cherokee Court, near the Town of Simpsonville, Austin Township, Greenville County, South Carolina, being shown as Lot 79 on plat of Section 1 of Westwood Subdivision, recorded in the RMC Office for Greenville County, South Carolina in Plat Book 4-F, page 21, and having, according to said plat, the following metes and bounds, to-wit:

Beginning at an iron pin on the northeast side of Cherokee Court at the joint corner of Lots 79 and 80 and runs thence along the line of Lot 80 N. 23-38 E. 128.2 feet to an iron pin; thence along the line of Lots 31 and 32 S. 74-34 E. 120.9 feet to an iron pin; thence along the line of Lot 33 S. 16-20 E. 94.8 feet to an iron pin; thence along the line of Lot 35 S. 2-12 W. 40 feet to an iron pin; thence along the line of Lot 78 N. 88-48 W. 161.75 feet to an iron pin on Cherokee Court; thence with the curve of Cherokee Court (the chord being N. 22-48 W. 30 feet) to an iron pin; thence continuing with the curve of Cherokee Court (the chord being N. 54-28 W. 25 feet) to the beginning corner.

This conveyance is Subject to all restrictions, set back lines, roadways, easements, rights of way, if any, affecting the above described property.

This is the same property conveyed by deed of Calvin H. Chappell and Lynda W. Chappell dated 3/20/73, recorded 6/20/73, in volume 977, at page 230 of the RMC Office for Greenville County, SC.

which has the address of 6. Cherokee Ct. Simpsonville SC 29681 (Street) (City) (State and Zip Code) (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 seized 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.

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