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MCCANNERSLEY
R.M.C.

MORTGAGE

THIS MORTGAGE is made this 15th day of September, 1981, between the Mortgagor, Michael L. & Lyndall C. 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 \$6112.36 (Six thousand one hundred twelve and 36/100)-----Dollars, which indebtedness is evidenced by Borrower's note dated September 15, 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 October 1, 1986.....;

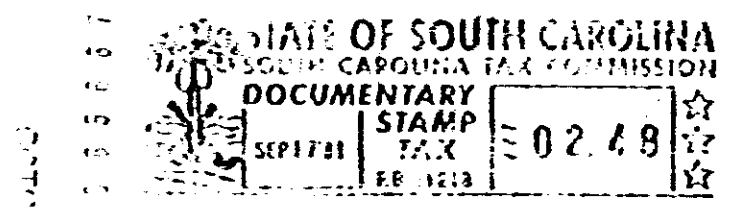
TO SECURE to Lender (a) the repayment of the indebtedness evidenced by the Note, with interest thereon, the payment of all other sums, with interest thereon, advanced in accordance herewith to protect the security of this Mortgage, and the performance of the covenants and agreements of Borrower herein 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, with all improvements thereon, or hereafter to be constructed thereon, situate, lying and being in the State of South Carolina, County of Greenville, being known and designated as Lot No. 24 on plat of Dellbrook Estates, which plat was made by RW Dalton, dated September 29, 1971, and recorded in the RMC office for Greenville County, SC, in plats book 4-N, at page 40, and having, according to said plat, the following metes and bounds to-wit:

BEGINNING at an iron pin on Dellbrook Drive, at the joint front corner of Lots 24 and 25, and running thence along Dellbrook Drive, S. 69-53 E. 125 feet to an iron pin, joint front corner of lots 23 and 24; thence along the common line of said lots S. 20-42 W. 230 feet to an iron pin; thence S. 23-16 W. 81.2 feet to an iron pin; thence N. 46-20 W. 90.8 feet to an iron pin, joint rear corner of lots 24 and 25; thence along the common line of said lots N. 12-53 E. 277 feet to an iron pin, the point of beginning.

This being the same property conveyed to the mortgagor by deed of Kenneth G. Smith, d/b/a/ Smith Enterprises and recorded in the RMC office for Greenville county on May 21, 1976 in deed book 1036 at page 685.

This is a second mortgage and is Junior in Lien to that mortgage executed by Michael L. and Lyndall C. Coker to First Federal Savings and Loan of SC which mortgage is recorded in RMC office for Greenville County in book 1036 at page 685 and dated May 21, 1976.



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which has the address of 6 Dellbrook Drive Taylors, (Street) (City), SC 29687 (herein "Property Address"); (State and Zip Code)

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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