

SOUTH CAROLINA, GREENVILLE COUNTY.

S.S.
JUN 15 1982
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In consideration of advances made and which may be made by Blue Ridge
Production Credit Association, Lender, to Clyde T. Coker and Tina M. Coker Borrowers
(whether one or more), aggregating TWENTY FIVE THOUSAND & NO/100 Dollars
(\$ 25,000.00), (evidenced by notes), (dated 4-20-82), hereby expressly made a part hereof) and to secure in
accordance with Section 45-55, Code of Laws of South Carolina, 1962, (1) all existing indebtedness of Borrower to Lender (including but not
limited to the above described advances), evidenced by promissory notes, and all renewals and extensions thereof, (2) all future advances that may
subsequently be made to Borrower by Lender, to be evidenced by promissory notes, and all renewals and extensions thereof, and (3) all other
indebtedness of Borrower to Lender, now due or to become due or hereafter contracted, the maximum principal amount of all existing
indebtedness, future advances, and all other indebtedness outstanding at any one time not to exceed FIFTY FIVE THOUSAND & NO/100
Dollars (\$ 55,000.00), plus interest thereon, attorneys' fees and court costs, with interest as provided in said notes),
and costs including a reasonable attorney's fee of not less than ten (10%) per centum of the total amount due thereon and charges as provided in
said notes) and herein. Undersigned has granted, bargained, sold, conveyed and mortgaged, and by these presents does hereby, grant, bargain, sell,
convey and mortgage, in fee simple unto Lender, its successors and assigns:

All that tract of land located in Greenville Township,
County, South Carolina, containing 1.0 acres, more or less, known as the Place, and bounded as follows:

ALL that certain piece, parcel or lot of land, together with improvements thereon, situate,
lying and being on the southern side of West Georgia Road in the County of Greenville, State
of South Carolina, containing .93 acres being a portion of Tract 10 of Lindsay Acres Sub=
division, plat of which is recorded in Plat Book 4-F, Page 34, Greenville County RMC Office
and being more particularly described as follows according to a plat entitled "Survey for
Clyde T. Coker" dated May 6, 1982 by Carolina Surveying Company.

BEGINNING at an iron pin on the southern side of West Georgia Road which pin is located 507.3
feet east of the intersection of West Georgia Road and Reedy Fork Road and running thence
with the southern right-of-way of West Georgia Road S. 89-21 E. 180 feet to an iron pin at
the joint front corner of Tracts 9 and 10, Lindsay Acres; thence with the joint line of Tracts
9 and 10, S. 00-39 W. 250 feet to an iron pin; thence S. 87-49 W. 140.5 feet to an iron pin;
thence N. 08-07 W. 260 feet to an iron pin at the point of beginning.

BEING the same property conveyed to the Mortgagor herein by Deed of Curtis Lewis Murphree
dated the 3rd day of June, 1982 to be recorded herewith.

ALSO, the right and easement to draw water from the existing well located on the remaining
adjoining property owned by Curtis Lewis Murphree, for the use and benefit of his successors
and assigns, Clyde T. Coker, in connection with the property herein conveyed. This right
and easement shall run with the land.

TOGETHER with all and singular the rights, members, hereditaments and appurtenances to the said premises belonging or in any wise
incident or appertaining.

TO HAVE AND TO HOLD all and singular the said lands and premises unto Lender, its successors and assigns with all the rights, privileges,
members and appurtenances thereto belonging or in any wise appertaining.

A default under this instrument or under any other instrument heretofore or hereafter executed by Borrower and/or Undersigned to Lender,
or a default by Borrower, and/or Undersigned under any instrument(s) constituting a lien prior to the lien of this instrument, shall, at the option of
Lender, constitute a default under any one or more or all instruments executed by Borrower and/or Undersigned to Lender. In case of such
default, at the option of Lender, all indebtedness due from Borrower and/or Undersigned to Lender may be declared immediately due and payable.

UNDERSIGNED hereby binds himself, his heirs, executors, administrators and assigns to warrant and forever defend all and singular the said
premises unto Lender, its successors and assigns, from and against Undersigned, his heirs, executors, administrators and assigns and all other persons
whomsoever lawfully claiming or to claim the same or any part thereof.

PROVIDED ALWAYS, NEVERTHELESS, that if Borrower shall pay unto Lender, its successors or assigns, the aforesaid indebtedness and all
interest and other sums secured by this or any other instrument executed by Borrower as security to the aforesaid indebtedness and shall perform
all of the terms, covenants, conditions, agreements, representations and obligations contained in all mortgages executed by Borrower to Lender
according to the true intent of said Mortgages, all of the terms, covenants, conditions, agreements, representations and obligations of which are
made a part hereof to the same extent as if set forth in extenso herein, then this instrument shall cease, determine and be null and void; otherwise
it shall remain in full force and effect.

It is understood and agreed that all advances heretofore, now and hereafter made by Lender to Borrower, and all indebtedness now and
hereafter owed by Borrower to Lender, and any other present or future indebtedness or liability of Borrower to Lender, whether as principal
debtor, surety, guarantor, endorser or otherwise, will be secured by this instrument until it is satisfied of record. It is further understood and agreed
that Lender, at the written request of Borrower, will satisfy this mortgage whenever: (1) Borrower owes no indebtedness to Lender, (2) Borrower
has no liability to Lender, and (3) Lender has not agreed to make any further advance or advances to Borrower.

In the event Lender becomes a party to any legal proceeding (excluding an action to foreclose this mortgage or to collect the debt hereby
secured), involving this mortgage or the premises described herein (including but not limited to the title to the lands described herein), Lender may
also recover of Undersigned and/or Borrower all costs and expenses reasonably incurred by Lender, including a reasonable attorney's fee, which
costs, expenses and attorney's fee when paid by Lender shall become a part of the debt secured hereby and shall be immediately payable upon
demand, and shall draw interest from the date of advance by Lender until paid at the highest rate provided in any note or other instrument secured
hereby.

This agreement shall inure to the benefit of Lender, its successors and assigns, and any successor, or assign of Lender may make advances
hereunder, and all such advances and all other indebtedness of Borrower to such successor or assign shall be secured hereby. The word "Lender"
shall be construed to include the Lender herein, its successors and assigns.

EXECUTED, SEALED, AND DELIVERED, this the 3rd day of June, 19 82

Signed, Sealed and Delivered in the Presence of:

[Signature]
[Signature]

Clyde T. Coker (L. S.)
Clyde T. Coker (L. S.)
Tina M. Coker (L. S.)
Tina M. Coker (L. S.)

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