

MAIL: Charles L. Compton P.O. Box 247  
LAURENS, S.C. 29360

BOOK 1825 PAGE 402

# Security Federal

## MORTGAGE

FILED  
2:33  
DONNE

THIS MORTGAGE is made this 13<sup>th</sup> day of September  
1983, between the Mortgagor, OLIN J. COKER

(herein "Borrower"), and the Mortgagee,  
Security Federal Savings and Loan Association of South Carolina, a corporation organized and existing under the laws of the  
United States, whose address is 1233 Washington Street, Columbia, South Carolina, 29201 (herein "Lender").

WHEREAS, Borrower is indebted to Lender in the principal sum of Forty-Five Thousand  
and No/100 (45,000) Dollars, which indebtedness is evidenced by Borrower's note  
dated September 13, 1983 (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, 1988.  
*B. J. Coker*

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 situate, lying  
and being in the State of South Carolina, County of Greenville,  
Town of Mauldin, at the corner of Miller Road and Murray Drive as  
described on plat by James R. Freeland, RLS 4781, entitled "Sur-  
vey for Olin J. Coker," dated September 7, 1983 of record in Plat  
Book 9X at Page 60 in the R.M.C. Office for Greenville Coun-  
ty, as follows, to wit:

BEGINNING at a new N & C on Murray Drive adjacent to R. R.  
Track right-of-way; thence, N 18-34 W, along Murray Drive right-  
of-way, 201.40 feet to old N & C; thence, N 75-33 E (ref. I.N. at  
29.93 feet), 143.34 feet to I.O.; thence, S 18-55 E, 195.89 feet  
to I.O.; thence S 73-20 W (ref. I.N. at 31.0 feet) to beginning  
nail and cap.

This being a portion of the land conveyed to Mortgagor herein by  
deed of Charles and Jean S. Shauer dated April 14, 1971 and  
recorded in Book 913 at Page 277 on April 21, 1971 in the R.M.C.  
Office for Greenville County.

RECORDED  
STAMP  
TAX  
18.00

which has the address of Miller Road Mauldin  
[Street] [City]

S.C. (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 improve-  
ments 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.

420 8 2521801

040

4328-RV-2