



MORTGAGE

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Documentary Stamps are figured on the amount financed: \$ 20,669.18

THIS MORTGAGE is made this 13th day of February 1984, between the Mortgagor, James R. Coker and Cynthia A. Coker (herein "Borrower"), and the Mortgagee, AMERICAN FEDERAL SAVINGS AND LOAN ASSOCIATION, a corporation organized and existing under the laws of THE UNITED STATES OF AMERICA, whose address is 101 EAST WASHINGTON STREET, GREENVILLE, SOUTH CAROLINA (herein "Lender").

WHEREAS, Borrower is indebted to Lender in the principal sum of Thirty-nine Thousand Seven Hundred Ten & 40/100 (\$39,710.40) Dollars, which indebtedness is evidenced by Borrower's note dated Feb. 13, 1984 (herein "Note"), providing for monthly installments of principal and interest, with the balance of the indebtedness, if not sooner paid, due and payable on March 1, 1994.

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 tract of land in Greenville County, State of South Carolina, being shown on plat of survey for James R. Coker, prepared by J. L. Montgomery, III, R.L.S., dated April 15, 1982, as having, according to said plat which is recorded in the R.M.C. Office for Greenville County in Plat Book 9-B at page 72 the following metes and bounds to-wit:

BEGINNING at an iron pin placed, which iron pin is located N. 63-15 E. 791.33 feet from ole nail and cap in the intersection of Griffin Road and Moore Road and running thence N. 16-08E. 297.8 feet to an iron pin placed by owner; thence with line of property, now or formerly, of R. L. Henderson S. 66-16 E. 282.76 feet to iron pin found; thence S. 63-15 W. 382.67 feet, passing over iron pin found, 214.55 feet back on line to the beginning corner, containing, according to said plat .96 acres, more or less.

This is the same property conveyed by deed of Dorothy T. McElhannon to James Roger Coker and Cynthia Ann Coker dated May 12, 1982, recorded May 28, 1982 in Volume 1167 Page 687 of the RMC Office for Greenville County, Greenville, SC.

ALL that certain piece, parcel or lot of land in Greenville County, State of South Carolina being shown on plat of survey for James A. Coker, prepared by J. L. Montgomery, III, R.L.S., dated May 20, 1982 and recorded in the R. M. C. Office for Greenville County, S.C. in Plat Book 9-E at page 51 and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at a nail and cap in McCall Road at the joint front corner, now or formerly of Turner and running thence with the line of Turner N. 8-26 E. 473.65 feet to an iron pin found thence N. 63-15 E. 168.12 feet to an iron pin found; thence a new line through property of Grantor herein S. 8-40 W. 570.75 feet to a nail and cap in center of McCall Rd; thence with the center of McCall Road N. 81-26 W. 135.0 feet to the

which has the address of Rt. 3, Box 486B Simpsonville cont... (Street) (City) S. C. 29681 (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 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.

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