

STATE OF SOUTH CAROLINA
COUNTY OF Greenville

JUL 11 9 15 AM '72

ELIZABETH RIDDLE

MORTGAGE OF REAL ESTATE

R.M.C. TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, I, W. T. Coker

(hereinafter referred to as Mortgagor) is well and truly indebted unto Southern Bank and Trust Company, Piedmont, S. C.

(hereinafter referred to as Mortgagee) as evidenced by the Mortgagor's promissory note of even date herewith, the terms of which are incorporated herein by reference, in the sum of

Sixty-Two Thousand and No/100 - - - - - Dollars (\$ 62,000.00) due and payable

\$617.00 per month until paid in full, with the first payment commencing on September 10th, 1972 and continue at the rate of \$617.00 per month until the full amount has been paid in full, with each payment applied first to interest and balance to principal

with interest thereon from date at the rate of 8% per centum per annum, to be paid: monthly

WHEREAS, the Mortgagor may hereafter become indebted to the said Mortgagee for such further sums as may be advanced to or for the Mortgagor's account for taxes, insurance premiums, public assessments, repairs, or for any other purposes:

NOW, KNOW ALL MEN, That the Mortgagor, in consideration of the aforesaid debt, and in order to secure the payment thereof, and of any other and further sums for which the Mortgagor may be indebted to the Mortgagee at any time for advances made to or for his account by the Mortgagee; and also in consideration of the further sum of Three Dollars (\$3.00) to the Mortgagor in hand well and truly paid by the Mortgagee at and before the sealing and delivery of these presents, the receipt whereof is hereby acknowledged, has granted, bargained, sold and released, and by these presents does grant, bargain, sell and release unto the Mortgagee, its successors and assigns:

"ALL that certain piece, parcel or lot of land, with all improvements thereon, or hereafter constructed thereon, situate, lying and being in the State of South Carolina, County of Greenville near the City of Greenville on the Western side of Augusta Road, also known as U. S. Highway 25 and being known as a portion of the property of Blanche Peugh Moon as shown on plat recorded in the RMC Office for Greenville County in Plat Book Q, at page 104 and according to a more recent survey of the property of W. T. Coker made by Dalton & Neves, ha the following metes and bounds, to wit: BEGINNING at an iron pin on the Western side of Augusta Road, which iron pin is S. 9-54 East 229.6 feet from the Southwest corner of the intersection of said road and S. C. Road 106 and running thence with Augusta Road S. 9-54 E. 208 feet to an iron pin; thence along property of Moon, S. 84-51 W. 208 feet to an iron pin; thence N. 9-54 W. 208 feet to an iron pin; thence N. 84-57 E. 208 feet to an iron pin on the Western side of Augusta Road, the point of beginning.

ALSO: ALL that other piece, parcel or tract of land in the County and State aforesaid on the Eastern side of the Augusta Road, U.S. Highway 25 at the intersection of the Augusta Road with Reedy Ford Road and being more particularly described as follows: BEGINNING at a point 8 feet from the pavement on Augusta Road and running thence with Reedy Fork Road as the line 200 feet; thence in a Southerly direction 120 feet, more or less, to Margaret H. Campbell line; thence with Campbell line and parallel with Reedy Fork Road, 200 feet to a point 8 feet from the pavement on Augusta Road; thence parallel with the edge of the pavement along Augusta Road, 120 feet to the beginning corner.

ALSO: ALL that other piece, parcel or tract of land situate, lying and being in Greenville County on the Southerly side of Reedy Fork Road and having, according to a plat prepared by Jones Engineering Service dated Jan. 5, 1972, the following metes and bounds: BEGINNING at an iron pin on the Southerly side of Reedy Fork Road at the joint corner of property of J. W. Moon, Jr. and W. T. Coker and running thence with Reedy Fork Road, S. 64-20 E. 50 feet to an iron pin; thence S. 25-40 W. 124.4 feet to an iron pin; thence N. 59-00 W. 31 feet to an iron pin; thence N. 16-45 E. 122.9 feet to the point of beginning.

Together with all and singular rights, members, herditaments, and appurtenances to the same belonging in any way incident or appertaining, and of all the rents, issues, and profits which may arise or be had therefrom, and including all heating, plumbing, and lighting fixtures now or hereafter attached, connected, or fitted thereto in any manner; it being the intention of the parties hereto that all such fixtures and equipment, other than the usual household furniture, be considered a part of the real estate.

HAVE AND TO HOLD, all and singular the said premises unto the Mortgagee, its heirs, successors and assigns, forever.

The Mortgagor covenants that it is lawfully seized of the premises hereinabove described in fee simple absolute, that it has good right and is lawfully authorized to sell, convey or encumber the same, and that the premises are free and clear of all liens and encumbrances except as provided herein. The Mortgagor further covenants to warrant and forever defend all and singular the said premises unto the Mortgagee forever, from and against the Mortgagor and all persons whomsoever lawfully claiming the same or any part thereof.