

FILED
AUG 4 1983
BANK OF SOUTH CAROLINA

MORTGAGE

Documentary Stamps are figured on
the amount financed \$ 20,062.07

THIS MORTGAGE is made this 1 day of July
1983, between the Mortgagor, Edward W. Coker and Linda R. 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-eight thousand,
six hundred, thirteen and 60/100 Dollars, which indebtedness is evidenced by Borrower's note
dated July 1, 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 July 15, 1993.

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 piece, parcel or lot of land, situate, lying and being in
Gantt Township, Greenville County, South Carolina and having,
according to plat of property of Frank C. Moon made by C. O. Riddle,
L. S. dated April 10, 1953, recorded in Plat Book DD at Page 113,
the following metes and bounds, to wit:

Beginning at a point in the center of a County Road leading from
U. S. Highway No. 25 South to Piedmont, S. C. and running thence
with the center of said County Road S. 82 E. 100 feet to joint front
corner of property of Russell Ashmore; thence with the line of said
lot S 7-37 W. 265.7 feet to an iron pin; thence N. 71-39 W. 101.7
feet to an iron pin joint rear corner of LeRoy Culbertson, Jr. property;
thence with the line of said lot N. 7-37 E. 247.2 feet to the center
of said County Road, the point of beginning, containing 0.59 acres.

This is the same property conveyed by deed of C. R. and Geraldine Webb
to Edward W. and Linda R. Coker by deed dated Sept. 22, 1969 and
recorded Sept. 22, 1969 in Deed Volume 876 at Page 240 in the R. M. C.
Office for Greenville County, South Carolina.

which has the address of Rt. 4, Box 80 Piedmont
(Street) (City)
SC 29673 (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 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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