

MORTGAGE

BOOK 1250 PAGE 402

73882

BOX 14 FEB 256

County of Greenville	Date of this Mortgage Month 8 Day 7 Year 1972
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Name of Home Owner(s) and Spouse Jasper R. Coker & Carol M. Coker	Residence Route 1, Box 314 Fountain Inn, S.C.
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bound jointly and severally, if this mortgage is signed by more than one individual (hereinafter called the mortgagor), is justly indebted to

Name of Contractor Southeastern Enterprises	Principal Office of Contractor 1710 Chattahoochee Ave., Atlanta, Ga.
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its heirs, successors and assigns (hereinafter called the mortgagee), in the SUM OF THREE THOUSAND SEVEN HUNDRED EIGHTEEN 16/100 Dollars \$ 3716.16

ever defied all and singular the said premises unto the said mortgagee, its heirs, successors and assigns from and against himself and his heirs and all persons whomsoever lawfully claiming or to claim the same or any part thereof. AND the mortgagor covenants with the mortgagee that: The mortgagor will pay the indebtedness as hereinafter provided; keep the buildings insured against loss or damage by fire for the benefit of the mortgagee for an amount not less than the actual value thereof; observe and perform all covenants, terms and conditions of any prior mortgage or mortgages, taxes, assessments, water rates, insurance premiums, installments of principal and interest, and in any event the mortgagee may pay the same and the mortgagor shall repay to the mortgagee the amount so paid together with interest at the rate of 10% per annum; the building shall be removed or destroyed without the consent of the mortgagee; the mortgagee shall be entitled to the appointment of a receiver in any action to foreclose; upon default being made upon the payment of any of the installments hereof on the due date hereof, or upon default in any of the covenants, conditions or terms of this mortgage or of the note secured hereby, or in the event of his or her death, or transfer of the premises by the mortgagor, the entire unpaid balance shall immediately become due and payable to the mortgagee, its heirs, successors and assigns; and this mortgage may be foreclosed should any default be made in the payment of any of the installments hereof or should the mortgagor become a party of any suit involving this mortgage or the title to the premises described herein, or should the debt secured hereby or any part thereof be placed in the hands of an auctioneer for collection by suit or otherwise, all costs and expenses incurred by the mortgagee and a reasonable attorney's fee, shall thereupon become due and payable immediately upon the institution of the suit, as a part of the debt secured hereby, and may be recovered and collected hereof. This mortgage is subject to local and other exemptions and appraisal rights.

The mortgagor hereby authorizes the mortgagee to hold, execute and correct the property description and any other terms in accordance with the note which is secured hereby and this instrument is a valid and subsisting mortgage and further agrees that the manual transfer of this mortgage to the mortgagee or his agent shall be a valid and adequate delivery of this mortgage.

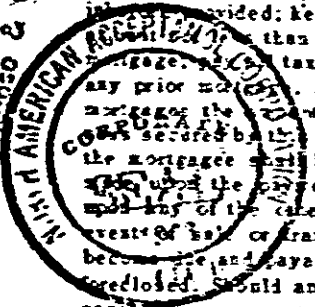
That no waiver by the mortgagee of any breach of any provision by grantor herein shall be construed as a waiver of any subsequent breach of the same or any other provision herein.

FORM # 412-D \$ 1.00

FEB 27 1973

24722 Youngs, Reese & Cofield

Youngs, Reese & Cofield



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GREENVILLE, CO. S.C.

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