

MORTGAGE OF REAL ESTATE—Prepared by RILEY AND RILEY, Attorneys at Law, Greenville, S. C.

GREENVILLE CO. S. C.

STATE OF SOUTH CAROLINA } 12 22 PM '70 MORTGAGE OF REAL ESTATE  
 COUNTY OF GREENVILLE }  
 OLLIE FARNSWORTH  
 R. M. C. To All Whom These Presents May Concern:

Whereas: Melvin Coker

(hereinafter referred to as Mortgagor) is well and truly indebted unto The Peoples National Bank, Simpsonville, South Carolina

(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 -----THREE THOUSAND and NO/100-----

Dollars (\$ 3,000:00 ) due and payable

at the rate of \$135.69 per month; payments applied first to interest and then to principal,

with interest thereon from date at the rate of eight(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, east of Woodville on Richey Road, containing 8.38 acres, more or less, as shown on plat of C. O. Riddle, Reg. L. S. No. 1347, dated July 8, 1969, and having the following metes and bounds, to-wit:

BEGINNING at an iron pin in Richey Road and running thence S. 57-11 E., 82.6 feet to an iron pin in 30 foot driveway; thence S. 28-09 E., 149 feet to an iron pin in 30 foot driveway; thence S. 61-22 E., 242.2 feet to an iron pin; thence S. 10-09 W., 259.7 feet to an iron pin; thence S. 10-09 W., 83 feet to an iron pin; thence N. 80-11 E., 624 feet to an iron pin; thence N. 15-28 E., 199.5 feet to an iron pin; thence S., 59-31 E., 1,051.3 feet to a railroad spike in Richey Road; thence N. 13-29 E., 310.2 feet to the point of beginning, allowing for 30 foot driveway, and being the same property conveyed to the mortgagor herein by deed recorded in Deed Volume 872 at Page 414 in the RMC Office for Greenville County.

Together with all and singular rights, members, hereditaments, and appurtenances to the same belonging in any way incident or appertaining, and all of 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.

TO 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.

FOR SATISFACTION TO THIS MORTGAGE SEE  
 SATISFACTION BOOK 1 PAGE 407

SATISFIED AND CANCELLED OF RECORD  
23 DAY OF July, 1971  
Ollie Farnsworth  
 R. M. C. FOR GREENVILLE COUNTY, S. C.  
 AT 12:30 O'CLOCK P M. NO. 2408