

MORTGAGE

GREEN FILED
MAY 19 7 21 PM '96
THIS MORTGAGE is made this 4th day of MAY between the Mortgagor, OLIN J. COKER (herein "Borrower"), and the Mortgagee PALMETTO SAVINGS AND LOAN ASSOCIATION, a corporation organized and existing under the laws of the United States of America, whose address is 305 West Main Street, Laurens, S. C. 29360 (herein "Lender").

WHEREAS, Borrower is indebted to Lender in the principal sum of thirty-three thousand (\$33,000.00) Dollars, which indebtedness is evidenced by Borrower's note dated (herein "Note"), providing for monthly installments of principal and interest, with the balance of the indebtedness, if not sooner paid, due and payable on May 1, 1996

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 Laurens State of South Carolina:

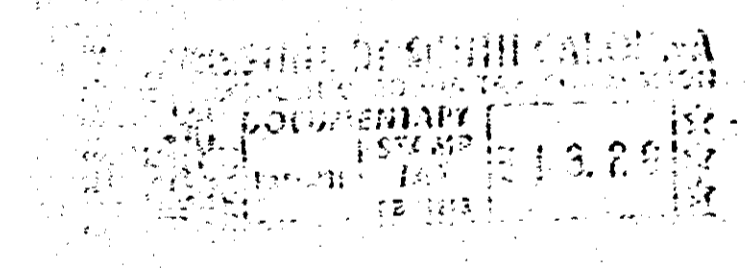
ALL that certain piece, parcel, or lot of land situate, lying, and being in the State of South Carolina, County of Greenville, in the Town of Mauldin, and being on the corner of Miller Road and Murray Drive as described on a plat by C. O. Riddle dated August 27, 1970, as follows:

BEGINNING at an iron pin on north side of Miller Road adjacent to H.C. Shaver; thence N. 18-53 W. 315 feet to iron pin; thence S. 75-45 W. 142.8 feet to center of Murray Drive; thence along Murray Drive and rear C & WC RR right of way, S. 18-34 E. 321.4 feet to a point in Murray Drive; thence along Miller Road, N. 73-20 E. 144.2 feet to point of beginning.

LESS however, the property conveyed to Dewey R. Gossett by Olin J. Coker by deed dated January 12, 1978, recorded in Book 1071 at Page 965 on January 16, 1978.

This being the same property conveyed to mortgagor herein by deed of Charles and Jean S. Shaver dated April 14, 1971, recorded in Book 913 at Page 277 on April 21, 1971.

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which has the address of 101 Miller Road, Mauldin, SC 29662 (Street) (City) (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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