

MORTGAGE

DEC 2 11 45 AM '83

JUNSEY W. WINSLEY

THIS MORTGAGE is made this 1st day of December 1983, between the Mortgagor, U. T. COKER (herein "Borrower"), and the Mortgagee, AMERICAN FEDERAL BANK, FSB, 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 Sixty-Five Thousand and No/100 (\$65,000.00) Dollars, which indebtedness is evidenced by Borrower's note dated December 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 December 1, 1988

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 certain piece, parcel or tract of land, situate, lying and being in the County of Greenville, State of South Carolina, on the Eastern side of the Augusta Road (U. S. Highway No. 25), at the intersection of the Augusta Road with Reedy Fork 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.

This is the identical property conveyed to the Mortgagor herein by deed of J. Walter Moon, dated January 31, 1939, and recorded in the RMC Office for Greenville County, S. C. in Deed Book 208, at Page 302, on Jan. 31, 1939.

ALSO: ALL that certain piece, parcel or tract of land, situate, lying and being in the County of Greenville, State of South Carolina, on the southerly side of Reedy Fork Road, and having, according to a plat prepared by Jones Engineering Service, dated January 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 U. T. Coker, and running thence with Reedy Fork Road, S. 64-20 E. 50 feet to an iron pin; running 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.

This is the identical property conveyed to the Mortgagor herein by deed of J. W. Moon, Jr., dated January 7, 1972, and recorded in the RMC Office for Greenville County, S. C. in Deed Book 939, at Page 75, on March 22, 1972.

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which has the address of Highway 25 Moonville (Street) (City) S. C. (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 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.

RECORDED

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