TATE OF SOUTH CAPOLINA 12 10 10 35 11 17

MORTGAGE OF REAL ESTATE

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COUNTY OF Greenvi. 140 H.E.S. TARRERS

TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS. We, Larry A. Coker, Jr. and Joan G. Coker

(hereinafter referred to as Mortgagor) is well and truly indebted unto

T. Jayne Crolley and Mary H. Crolley

(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

WHEREAS, the Mortgagor may hereafter become indebted to the said Mortgages 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 aforesale liebt, 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 (\$3.60; 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 as-

being in the State of South Carolina, County of Greenville, in Fairview Township, containing 9.64 acres, more or less, in accordance with revised plat dated October 9, 1975, made by J. W. Eaton, Jr., R.L.S., and being more fully described in accordance with said plat, to wit:

BEGINNING at a point on eastern side of Fairview Road near the intersection of Harrison Bridge Road and being 25 feet northeast of an iron pin and thence running S. 75-20 E., 804.4 feet to an iron pin near creek; thence along the meanders of said creek to wit: S. 14-40 !. 71 feet to an iron pin; S. 8-32 W., 119.8 feet to an iron pin; S. 28-10 W., 155.0 feet to an iron pin; S. 8-20 W., 185.4 feet to property corner; thence turning and running N. 75-20 W., 801.9 feet to a point on the eastern side of Fairview Road; thence turning and running N. 14-40 E., 525.0 feet along Fairview Road to the point of beginning

Being the same property conveyed to mortgagors by deed of T. Wayne and Mary H. Crolley, dated March 8, 1976.

This is a second mortgage and is junior and subsequent in lien to a mortgage from mortgagors to The Federal Land Bank of Columbia, dated March 8, 1976.



Together with all and singular rights, members, herditaments, and appurtegances to the same belonging in any way incident or appertaining, and of all the rents, issues, and profits which may arise or be had thereform, 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 covenal is 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 Mortgagor forever, from and against the Mortgagor and all persons whomspever lawfully claiming the same or any part thereof.

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