

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

FILED
AUG 3 10 56 AM '83
S.C.
MORTGAGE
OF
REAL PROPERTY
JONNIE R.M.C. SHELLEY

THIS MORTGAGE, executed the 29th day of July 1983 by Thomas H. Coker, Jr. and Jill R. Coker (hereinafter referred to as "Mortgagor") to First National Bank of South Carolina (hereinafter referred to as "Mortgagee") whose address is P. O. Box 2568, Greenville, S. C. 29602.

WITNESSETH:

IN CONSIDERATION of the sum of Three Dollars (\$3.00) paid to Mortgagor by Mortgagee and in order to secure the payment of a promissory note including any renewal, extension or modification thereof (hereinafter referred to as the "Note"), dated July 29, 1983, to Mortgagee for the principal amount of Twenty-Two Thousand Three Hundred Nine and 80/100 Dollars, plus interest thereon and costs of collection, including attorneys' fees, and to further secure all future advances or re-advances that may subsequently be made to Mortgagor by Mortgagee evidenced by the aforesaid Note or any renewal, extension or modification thereof or evidenced by any instrument given in substitution for said Note, Mortgagor has granted, bargained, sold and released to Mortgagee and the successors and assigns of Mortgagee, and by this Mortgage does grant, bargain, sell, and release to Mortgagee and the successors and assigns of Mortgagee, all the following real property (hereinafter referred to as the "Property"):

All that piece, parcel or lot of land situate, lying and being on the northern side of Club Drive in the City of Greenville, County of Greenville, State of South Carolina, being known and designated as Lot No. 41 as shown on a plat entitled "Property of Ables & Rasor", recorded in the RMC Office for Greenville County, South Carolina, in Plat Book E, at page 153, and having according to said plat and a more recent survey entitled "Property of William Hershel Stoner and Beverly W. Stoner", prepared by Carolina Surveying., dated October 7, 1970, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the Northern side of Club Drive at the joint front corner of Lots Nos. 40 and 41 and running thence with the line of Lot No. 40 N. 19-29 W. 167.8 feet to an iron pin in the rear line of Lot No. 28; thence with the rear line of Lot No. 28 S. 64-29 E. 76.5 feet to an iron pin at the joint rear corner of Lots Nos. 41 and 42; thence with the line of Lot No. 42 S. 18-22 E. 169.0 feet to an iron pin on the Northern side of Club Drive; thence with the northern side of Club Drive S. 65-30 W. 79 feet to the point of beginning.

This is the identical property conveyed to the Mortgagors herein by deed of William Hershel Stoner and Beverly W. Stoner, dated May 31, 1977, and recorded in the RMC Office for Greenville County in Deed Book 1057, at page 630, on May 31, 1977.

TOGETHER with all and singular rights, members, hereditaments and appurtenances belonging or in any way incident or appertaining thereto; all improvements now or hereafter situated thereon; and all fixtures now or hereafter attached thereto (all of the same being deemed part of the Property and included in any reference thereto):

TO HAVE AND TO HOLD all and singular the Property unto Mortgagee and the heirs, successors or assigns of Mortgagee forever.

MORTGAGOR covenants that Mortgagor is lawfully seized of the Property in fee simple absolute, that Mortgagor has good right and is lawfully authorized to sell, convey or encumber the same, and that the Property is free and clear of all encumbrances except as expressly provided herein. Mortgagor further covenants to warrant and forever defend all and singular the Property unto Mortgagee and the heirs, successors or assigns of Mortgagee from and against Mortgagor and all persons whomsoever lawfully claiming the same or any part thereof.

PROVIDED ALWAYS, nevertheless, and it is the true intent and meaning of Mortgagor and Mortgagee, that if Mortgagor pays or causes to be paid to Mortgagee the debt secured hereby, the estate hereby granted

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