

# MORTGAGE

THIS MORTGAGE is made this 17th day of July, 1984, between the Mortgagor, B. Robert Coker, Jr., (herein "Borrower"), and the Mortgagee, First Federal Savings and Loan Association of South Carolina, a corporation organized and existing under the laws of the United States of America, whose address is 301 College Street, Greenville, South Carolina (herein "Lender").

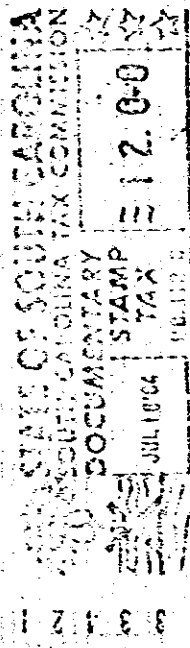
WHEREAS, Borrower is indebted to Lender in the principal sum of ~~Forty Thousand and no/100 (\$40,000.00)~~ <sup>60,000</sup> Dollars, which indebtedness is evidenced by Borrower's note dated July 17, 1984, (herein "Note"), providing for monthly installments of principal and interest, with the balance of the indebtedness, if not sooner paid, due and payable on \_\_\_\_\_;

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 lot of land in the County of Greenville, State of South Carolina, on the northwestern side of Fairmont Avenue and being shown and designated as part Lot 95 and 96 Brookforest Subdivision on plat entitled "Property of Irene G. Herran" prepared by Jones Engineering Service dated September 17, 1982, and recorded in the R.M.C. Office for Greenville County in Plat Book 9I at page 70 on December 2, 1982, reference to said plat is hereby made for a more complete description.

This is the same property conveyed to the Grantor herein by deed of W. Daniel Yarborough, Jr., Master in Equity, dated December 19, 1983 and recorded in Deed Book 1203 at Page 501, December 30, 1983.

This being the same property acquired by the Mortgagor by deed from Samuel R. Pierce, Jr., Secretary of Housing and Urban Development to be recorded herewith.



which has the address of 308 Fairmont Drive Greenville, South Carolina (herein "Property Address");  
(Street) (City)  
(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.

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