

GREENVILLE CO. S. C.

AUG 17 4 35 PM '70

OLLIE FARNSWORTH
R. M. C.

BOOK 1163 PAGE 415

First Mortgage on Real Estate

MORTGAGE

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

THOMAS H. COKER

(hereinafter referred to as Mortgagor) SEND(S) GREETING:

WHEREAS, the Mortgagor is well and truly indebted unto FIDELITY FEDERAL SAVINGS AND LOAN ASSOCIATION, GREENVILLE, S. C., (hereinafter referred to as Mortgagee) in the sum of Forty-Nine Thousand Five Hundred

DOLLARS

(\$ 49,500.00), with interest thereon at the rate of eight (8%) per cent per annum as evidenced by the Mortgagor's note of even date herewith payable as therein stated, or as hereafter modified by mutual agreement, in writing, the final maturity of which is 25 years after the date hereof, unless extended by mutual consent, the terms of said note and any agreement modifying it are incorporated herein by reference; and

WHEREAS, the Mortgagor may hereafter become indebted to the said Mortgagee for such further sums as may be advanced or readvanced to or for the Mortgagor's account, including advances made by the Mortgagee on other or no security:

NOW, KNOW ALL MEN, That the Mortgagor, in consideration of the aforesaid debt, 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 (\$3.00) 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 assigns.

"All that certain piece, parcel or lot of land, with all improvements thereon, or hereafter constructed thereon, situate, lying and being in the State of South Carolina, County of Greenville, on the northwesterly side of Sun Rise Valley Road (formerly Crapemyrtle Drive) near the City of Greenville, South Carolina, being known and designated as Lot 88 and the northeasterly portion of Lot 89 on the plat of Green Valley Estates as recorded in the RMC Office for Greenville County in Plat Book QQ, at pages 2 and 3 and having according to said plat and to a survey plat of lot 89 dated May 21, 1963, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the northwesterly side of Sun Rise Valley Road, said pin being the joint front corner of Lots 87 and 88 and being located 222 feet southwest of the intersection of Sun Rise Valley Road and Hickory Lane and running thence with the northwesterly side of Sun Rise Valley Road the following courses and distances: S 50-39 W 100 feet, S 48-22 W 100 feet and S 46-05 W 115 feet to an iron pin in the front line of Lot 89; thence on a line through Lot 89 N 40-41 W 271.6 feet to an iron pin in the rear line of Lot 89; thence turning and running N 65-0 E 307.5 feet to an iron pin at the joint rear corner of Lots 86, 87 and 88; thence turning and running with the line of Lot 87 S 46-34 E 184.1 feet to the point of beginning.

Together with all and singular the rights, members, hereditaments, and appurtenances to the same belonging or in any way incident or appertaining, and all of the rents, issues, and profits which may arise or be had therefrom, and including all heating, plumbing, and lighting fixtures and any other equipment or 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.