

2722 Windsor Hampton Blvd  
W.ville SC 29609

1422-157

STATE OF SOUTH CAROLINA  
COUNTY OF GREENVILLE

MORTGAGE OF REAL ESTATE  
TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, THOMAS H. COKER

(hereinafter referred to as Mortgagor) is well and truly indebted unto AUSTIN C. LATIMER, ATTORNEY

(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

THIRTY TWO THOUSAND AND NO/100 ----- Dollars (\$ 32,000.00 ) due and payable  
one year from date

with interest thereon from date at the rate of 8% per centum per annum, to be paid: at maturity

WHEREAS, the Mortgagor may hereafter become indebted to the said Mortgagee 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 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.

This is the same property conveyed to the mortgagor by Deed of Caine Realty and Mortgage Company recorded August 17, 1970 in Deed Book 896 at Page 323 in the RMC Office for Greenville County.

It is understood and agreed that this mortgage is junior to that certain mortgage from mortgagor to Fidelity Federal Savings and Loan Association in the original amount of \$49,500.00 dated and recorded August 17, 1970 in REM Book 1163 at page 415, RMC Office for Greenville County.

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Together with all and singular rights, members, hereditaments, and appurtenances to the same belonging 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 now or hereafter attached, connected, or fitted thereto in any manner: it being the intention of the parties hereto that all 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 covenants 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 Mortgagee forever, from and against the Mortgagor and all persons whomsoever lawfully claiming the same or any part thereof.

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