

FILED
GREENVILLE CO. S. C.
APR 6 11 CO M 179
DONNIE S. TANKERSLEY
R.M.C.

MORTGAGE

VCL 1402 PAGE 223

THIS MORTGAGE is made this 30th day of March 1979, between the Mortgagor, Thomas H. Coker (herein "Borrower"), and the Mortgagee, FIDELITY FEDERAL SAVINGS AND LOAN ASSOCIATION, a corporation organized and existing under the laws of SOUTH CAROLINA, whose address is 101 EAST WASHINGTON STREET, GREENVILLE, SOUTH CAROLINA (herein "Lender").

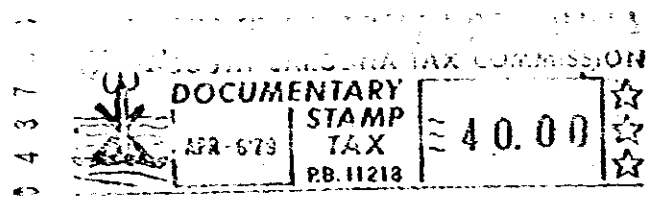
WHEREAS, Borrower is indebted to Lender in the principal sum of One Hundred Thousand and No/100ths Dollars, which indebtedness is evidenced by Borrower's note dated March 30, 1979 (herein "Note"), providing for monthly installments of principal and interest, with the balance of the indebtedness, if not sooner paid, due and payable on April 1, 2004;

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 with the buildings and improvements thereon lying and being on the northwesterly side of Sun Rise Valley Road (formerly Crapmyrtle Drive) near the City of Greenville, South Carolina, being known and designated as Lot 88 and the northwesterly portion of Lot 89 on the plat of Green Valley Estates as recorded in the R.M.C. 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 on 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 identical property conveyed to the mortgagor herein by deed of Caine Realty & Mortgage Company dated August 17, 1970 and recorded in the R.M.C. Office for Greenville County in Deed Book 896 at Page 323.



which has the address of Sun Rise Valley Road Greenville, South Carolina (herein "Property Address");

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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