

P.O. Box 10148
Greenville, SC 29603

FILED

APR 23 10 30 AM '81

MORTGAGE

BOOK 1535 PAGE 775

DONN TANKERSLEY

THIS MORTGAGE is made this 20th day of March 1981, between the Mortgagor, Larry A. Coker, Jr. and Joan G. Coker (herein "Borrower"), and the Mortgagee, Carolina Federal Savings & Loan Association, a corporation organized and existing under the laws of The United States, whose address is P.O. Box 10148 Greenville, South Carolina 29603 (herein "Lender").

WHEREAS, Borrower is indebted to Lender in the principal sum of Twenty-five Thousand and No/100 (\$25,000.00) Dollars, which indebtedness is evidenced by Borrower's note dated March 20, 1981 (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, 2001

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:

In the City of Simpsonville, located on the eastern side of North Main Street and being known and designated as Lot No. 5 of Subdivision known as "League Estates" as shown on a plat made by W. J. Riddle, Surveyor, in October, 1941, plat being recorded in Plat Book K at pages 111 and 112.

This being the same property conveyed to the Mortgagors herein by deed of John Arthur League and Lynda League Willis, Now Lynda League Bowman, of even date, to be recorded herewith.

which has the address of 304 N.E. Main Street, Simpsonville S.C. 29681 (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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