

State of South Carolina

FILED CO. S. C.

BOOK 1540 PAGE 807

County of

GREENVILLE

2 47 PM '81

Mortgage of Real Estate

GREENVILLE (RECORDED IN R.M.C. BOOK 1540 PAGE 807)

THIS MORTGAGE made this 23rd day of April, 19 81.

by Elbert R. Coker and Helen C. Coker

(hereinafter referred to as "Mortgagor") and given to Banker's Trust of S. C.

(hereinafter referred to as "Mortgagee"), whose address is Post Office Box 867, Greer, South Carolina 29651

WITNESSETH:

THAT WHEREAS, Elbert R. Coker and Helen C. Coker is indebted to Mortgagee in the maximum principal sum of Six Thousand Five Hundred Eleven and 39/100 Dollars (\$ 6,511.39 ), which indebtedness is evidenced by the Note of Elbert R. Coker and Helen C. Coker of even date herewith, said principal together with interest thereon being payable as provided for in said Note, the final maturity of which is May 10, 1986 after the date hereof, the terms of said Note and any agreement modifying it are incorporated herein by reference.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS that the said Mortgagor, for and in consideration of the aforesaid indebtedness and in order to secure the payment thereof together with any renewals or extensions or modifications thereof upon the same or different terms or at the same or different rate of interest and also to secure in accordance with Section 29-3-50, as amended, Code of Laws of South Carolina (1976): (i) all future advances and readvances that may subsequently be made to Mortgagor by Mortgagee evidenced by the aforesaid Note, or by other promissory notes, and all renewals and extensions thereof; and (ii) all other indebtedness of Mortgagor to Mortgagee, now or hereafter existing, whether direct or indirect, the maximum amount of all indebtedness outstanding at any one time secured hereby not to exceed \$ 6,511.39 plus interest thereon, all charges and expenses of collection incurred by Mortgagee including court costs and reasonable attorneys fees, has granted, bargained, sold, released and by these presents does grant, bargain, sell and release unto the Mortgagee, its successors and assigns, the following described property:

ALL that piece, parcel or lot of land, situate, lying and being in Greenville County, South Carolina, and being shown as Lot No. 18 on a plat of Heathwood, recorded in the RMC Office for Greenville County in Plat Book KK page 35 and having according to a more recent survey prepared by Dalton & Neves, January 1961, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the southerly side of East Lee Road at the joint front corner of lots 17 & 18 and running thence with the common line of said lots S. 9-54 W. 205.2 feet to an iron pin; thence S. 80-06 E. 100 feet to an iron pin; thence N. 9-54 E. 210.5 feet to an iron pin on the southerly side of East Lee Road; thence with said Road, N. 83-06 W. 100.14 feet to the point of beginning.

This mortgage is junior to those certain real estate mortgages given by Paul L. Cooksey, Jr. and Marie C. Cooksey to C. Douglas Wilson & Company on June 14, 1961 and recorded in Mortgage Book 860 at page 291 on June 14, 1961 and by Elbert R. Coker and Helen C. Coker to United Virginia Mortgage Corporation on March 21, 1980 and recorded in Mortgage Book 1499 at page 190 on March 28, 1980 in the R.M.C. Office for Greenville County.

This conveyance is the identical property conveyed to Elbert R. Coker and Helen C. Coker on February 2, 1963 and recorded in Deed Book 715 at page 473 on February 11, 1963 in the R.M.C. Office for Greenville County.

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TOGETHER with all and singular rights, members, hereditaments and appurtenances belonging or in any way incident or appertaining thereto; all improvements now or hereafter situated thereon; and all fixtures now or hereafter attached thereto (all of the same being deemed part of the Property and included in any reference thereto).

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