

DE ED
S.C.
PH '82
RSLEY

MORTGAGE

THIS MORTGAGE is made this 2nd day of June 1982, between the Mortgagor, B. Robert Coker, Jr. and David C. Waldrep, II, (herein "Borrower"), and the Mortgagee, AMERICAN FEDERAL SAVINGS AND LOAN ASSOCIATION, a corporation organized and existing under the laws of THE UNITED STATES OF AMERICA, whose address is 101 EAST WASHINGTON STREET, GREENVILLE, SOUTH CAROLINA (herein "Lender").

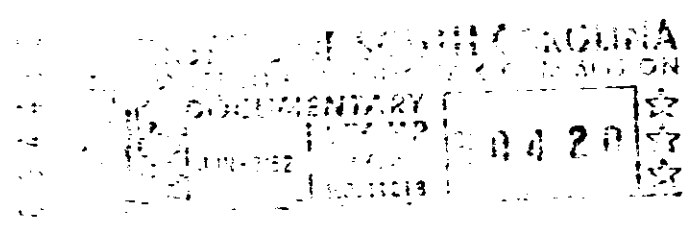
WHEREAS, Borrower is indebted to Lender in the principal sum of Ten thousand, four hundred, fifty-three and 90/100 Dollars, which indebtedness is evidenced by Borrower's note dated June 2, 1982 (herein "Note"), providing for monthly installments of principal and interest, with the balance of the indebtedness, if not sooner paid, due and payable on August 31, 1982

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, situate, lying and being in the County of Greenville, State of South Carolina, on the Southwestern side of Elletson Drive, in the City of Greenville, being shown and designated as Lot No. 3 on plat of property of H. C. Bates, prepared by J. C. Hill, dated April 18, 1953, and recorded in the RMC Office for Greenville County, S. C. in Plat Book DD, at Page 199, and described as follows:

BEGINNING at an iron pin on the Southwestern side of Elletson Drive, 120.5 feet Southeast from Dixie Avenue, at corner of Lot No. 4; thence running with the Southwestern side of Elletson Drive, S. 41-58 E. 60.25 feet to a stake at corner of Lot No. 2; thence with the line of said lot, S. 43-12 W. 126.35 feet to a stake at corner of Lot No. 6; thence with the line of said lot, N. 43-40 W. 60.06 feet to a stake at corner of Lot No. 4; thence with the line of said lot, N. 43-12 E. 128.17 feet to point of beginning.

This is the same property conveyed to the Mortgagors herein by deed of Edwin John Garner, Jr., dated June 4, 1982, and recorded in the RMC Office for Greenville County, S. C. in Deed Book 1168, at Page 203.



GC 10
-----3 JUN 7 82 037
4.00(1)

which has the address of 6 Elletson Drive Greenville
[Street] [City]
S.C. 29605 (herein "Property Address");
[State and Zip Code]

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 seised 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.

