

State of South Carolina

COUNTY OF GREENVILLE

DONNE S. TANNERSLEY R.M.C.

FILED IN P. O. BOX 388, 117 TRADE ST. GREER, S. C. 29651

To All Whom These Presents May Concern:

I, J. R. COKER, JR. (SAME AS J. R. COKER) SEND GREETING: WHEREAS, I the said J. R. COKER, JR. (SAME AS J. R. COKER)

in and by my certain promissory note in writing of even date with these Presents, am well and truly indebted unto the CITIZENS BUILDING AND LOAN ASSOCIATION, Greer, S. C., in the full and just sum of Eighty Thousand & No/100 - - - - - (\$ 80,000.00) Dollars, with interest from the date hereof at the rate of Fourteen 1/2 per cent (14.5 %) per annum, unpaid interest to bear interest at the same rate, to be repaid in installments of

One Thousand Twenty Four & No/100 - - - - - (\$ 1,024.00) Dollars due and payable on the 5th day of each and every calendar month hereafter until the full principal sum, with interest and all costs, insurance, and expenses incurred in connection with said loan, has been paid, said monthly payments to be applied first to the payment of interest, and then to payment of principal, costs, expenses and insurance, if any, incurred; and said note further providing that if at any time any portion of the principal or interest due hereunder shall be past due and unpaid for a period of sixty (60) days, or upon failure to comply with any of the by-laws of said Association, or with any of the stipulations of this mortgage, the whole amount due under said note, shall at the option of the holder become immediately due and payable, and said note further providing for a reasonable attorney's fee besides all costs and expenses of collection, to be added to the amount due on said note, and collectible as a part thereof, if the same be placed with an attorney for collection, or if said debt, or any part thereof, be collected by an attorney or by legal proceedings of any kind.

KNOW ALL MEN BY THESE PRESENTS, That I the said J. R. Coker, Jr. (Same as J. R. Coker) , in consideration of the said debt and sums of money aforesaid, and for the better securing the payment thereof to the said CITIZENS BUILDING AND LOAN ASSOCIATION, Greer, S. C., according to the terms of the said note, and also in consideration of the further sum of Three (\$3.00) Dollars to me the said mortgagor in hand well and truly paid by the said mortgagee, at and before the sealing and delivery of these Presents (receipt of which is hereby acknowledged), have granted, bargained, sold and released, and by these Presents do grant, bargain, sell and release unto the said CITIZENS BUILDING AND LOAN ASSOCIATION, Greer, S. C., its successors and assigns:

That certain lot, parcel or tract of land, with all improvements now constructed thereon, or hereafter constructed thereon, situate, lying and being in the State of South Carolina, County of Greenville, Highland Township, located near Gowensville and being shown on plat made for J. R. Coker, Jr., by Wolfe & Huskey, Inc., surveyors, dated May 26, 1976 and revised April 1, 1982 and recorded in plat book 9-B page 24, R. M. C. Office for Greenville County and having the following courses and distances, to wit:

Beginning at old pin at Beaverdam Creek, northeast corner of the within described property and running thence 2205 feet to old pin; thence N. 56-51 W., 717.8 feet to old pin & stone corner, corner of John E. & Ruth Reid Linder; thence with this line N. 43-08 E., 2301.6 feet to old pin on bank of Beaverdam Creek; thence up creek, S. 48-46 E., 286.3 feet to old nail in center of bridge over creek; thence still with creek S. 34-48 E., 57.4 feet to the beginning corner and containing 27.26 acres, more or less. This is the same conveyed to the within mortgagor by John A. Messer, Jr., et al by deed recorded 4-2-82 in deed book 1164 page 910, Greenville County R. M. C. Office.

ALSO: A permanent easement 30 feet wide from S. C. Rte. 14 to the within described property as shown on the above plat and conveyed to the within mortgagor by John Linder and Ruth Linder by instrument recorded April 30, 1982 in deed book 1166 page 268, Greenville County R. M. C. Office.

SC 29-2-22 2 NO 892 1245

4-0001

STATE OF SOUTH CAROLINA TAX COMMISSION DOCUMENTARY STAMP TAX 32.00

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