

State of South Carolina

County of Greenville

BOOK 1611 PAGE 72

Mortgage of Real Estate



FILED)
GREENVILLE, S.C.

JUN 15 11 59 AM '83

THIS MORTGAGE made this DONNIE EASLEY 15TH day of June, 19 83,

by J. Wallace Coker, James Wallace Coker, Jr. and Kevin Stuart Coker

(hereinafter referred to as "Mortgagor") and given to SOUTHERN BANK & TRUST CO.

(hereinafter referred to as "Mortgagee"), whose address is P. O. Box 404, Easley, South Carolina 29640

WITNESSETH:

THAT WHEREAS, J. Wallace Coker, James Wallace Coker, Jr. and Kevin Stuart Coker is indebted to Mortgagee in the maximum principal sum of NINE THOUSAND EIGHT HUNDRED FOURTEEN AND 27/100 Dollars (\$ 9,814.27), Which indebtedness is evidenced by the Note of J. Wallace Coker, James Wallace Coker, Jr. & Kevin Stuart Coker even date herewith, said principal (plus interest thereon) being payable as provided for in said Note, (the final maturity of 6-15-88 which is 60 MONTHS 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 \$ _____, plus interest thereon, all charges and expenses of collection incurred by Mortgagee including court costs and reasonable attorney's 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:

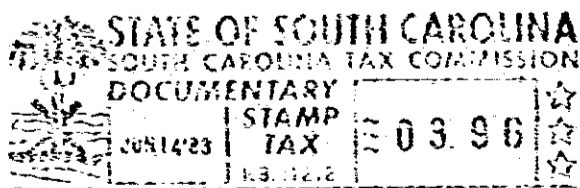
ALL that certain piece, parcel or lot of land, with all improvements thereon, situate, lying and being in the State of South Carolina, County of Greenville, being known and designated as Lot 16, Section One of a subdivision known as Brookwood Forest as shown on a plat thereof prepared by C. C. Jones, C.E. dated November, 1962 and recorded in the R.M.C. Office for Greenville County in Plat Book XX, at Page 97, and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the Eastern side of Bond Street, joint front corner of Lots 15 and 16, and running thence along the joint line of said lots South 82-13 East 177 feet to an iron pin at the joint rear corner of Lots No. 10 and 11; thence along the rear line of Lot 10 South 9-30 West 100.1 feet to an iron pin at the rear corner of Lot 17; thence along the line of that lot North 85-24 West 180 feet to an iron pin on the Eastern side of Bond Street; thence along the Eastern side of Bond Street North 9-41 East 44.7 feet to an iron pin; thence continuing along the Eastern side of Bond Street North 11-25 East 65.3 feet to the BEGINNING corner.

This property is subject to any and all easements and rights of way for roads, utilities, drainage, etc. as may appear of record and/or on the premises and to any covenants, restrictions or zoning ordinances affecting such property as appear of record. This property is specifically subject to those certain restrictions recorded in the office of the R.M.C. for Greenville County, S.C in Book 719, at Page 239.

This is the identical tract of land conveyed to Mortgagor herein named by deed from Mauldin Construction Company dated August 16, 1963 and recorded in the office of the Clerk of Court for Greenville County, S.C. in Deed Book 730, at Page 213. Also see Apartment 1306, File 12 in the office of the Probate Court for Greenville County, S.C.

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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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