

FILED
GREENVILLE, S.C.

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APR 24 2 46 PM '84

JONNIE T. BERSLEY
R.M.O.

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE } **MORTGAGE**
TO ALL WHOM THESE PRESENTS MAY CONCERN:

Larry A. Coker, Jr. and Joan G. Coker

in the State aforesaid, hereinafter called the Mortgagor, sends greetings.

As used herein the word "Mortgagor" shall mean the maker of this mortgage and shall include one or more persons, partnerships or corporations as the context may require, and the word "Association" shall mean the Security Federal Savings and Loan Association of South Carolina, Greenville, S.C.

WHEREAS, the Mortgagor is well and truly indebted unto Security Federal Savings and Loan Association of South Carolina, a corporation chartered under the laws of the United States, as evidenced by Mortgagor's promissory note of even date herewith, the terms of which are incorporated herein by reference, in the principal sum of Five Thousand and no/100----- (\$ 5,000.00) Dollars, with interest from date at the rate therein provided, until paid, said principal and interest to be paid in monthly installments and applied as therein provided, the last of which shall be due and payable on the 15th day of May, 1994; which note further provides, among other things, that upon failure of the Mortgagor to abide by the By-Laws, rules or regulations of the Association or any of the covenants herein contained, or upon default in payment of any installment the Association may, at its option, declare the full amount due thereunder immediately due and payable, together with a reasonable sum as an attorney's fee if placed in the hands of an attorney, and this mortgage enforced for payment thereof; and,

WHEREAS, this mortgage is given to secure the principal indebtedness as hereinabove set forth, as evidenced by said promissory note, together with any advances necessary for the protection of the security, interest on said principal and advances, costs and attorney's fees.

NOW, KNOW ALL MEN BY THESE PRESENTS, That the said Mortgagor, in consideration of the said debt and sum of money aforesaid, and for the better securing the payment thereof to the said Security Federal Savings and Loan Association of South Carolina, according to the terms of the said note, and also, in consideration of the further sum of Three (\$3.00) Dollars to the said Mortgagor in hand well and truly paid by the said Security Federal Savings and Loan Association of South Carolina, at and before the sealing and delivery of these presents, the receipt whereof is hereby acknowledged, has granted, bargained, sold and released, and by these presents does grant, bargain, sell and release unto the said Security Federal Savings and Loan Association of South Carolina, its successors and assigns:

All that certain piece, parcel or lot of land located in the City of Simpsonville, County of Greenville, State of South Carolina, 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 et.al. on March 20, 1981, as recorded in the RMC Office for Greenville County, S.C., in Deed Book 1144, at page 780.

This mortgage is junior and subordinate in lien to that mortgage given by the mortgagors herein to Carolina Federal S&L Association in the original amount of \$25,000.00, as recorded in the RMC Office for Greenville County, S.C., on March 23, 1981, in REM Book 1535, at page 775.

4-00000

STATE OF SOUTH CAROLINA
RECORDING OFFICE
DOCUMENTARY
STAMP
TAX \$ 02.00

4328-RV-23