

MORTGAGE

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THIS MORTGAGE is made this first day of June 1984, between the Mortgagor, Alan D. Coker and Frances A. Coker (herein "Borrower"), and the Mortgagee, Commercial Credit Mortgage Company, a corporation organized and existing under the laws of Maryland, whose address is 300 St. Paul Place, Baltimore, Maryland 21202 (herein "Lender").

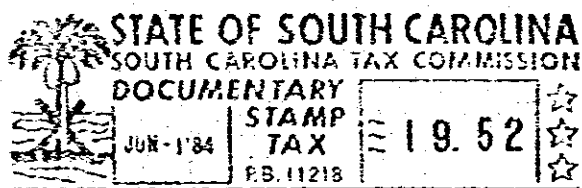
WHEREAS, Borrower is indebted to Lender in the principal sum of Forty-Eight Thousand Seven Hundred fifty and 00/100 (\$48,750.00) Dollars, which indebtedness is evidenced by Borrower's note dated June 1, 1984 (herein "Note"), providing for monthly installments of principal and interest, with the balance of the indebtedness, if not sooner paid, due and payable on June 1, 1999

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 piece, parcel or lot of land lying in the State of South Carolina, County of Greenville, shown as Lot 377 on plat of Devenger Place, Section 15, recorded in Plat Book 8 P at page 26 and having such courses and distances as will appear by reference to said plat.

This is the identical property conveyed to the mortgagors herein by deed dated June 1, 1984 and recorded in the RMC Office for Greenville County in Deed Book 1214 at page 207 on June 1, 1984.

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which has the address of 301 Rosebud Court, Greer (City), South Carolina 29651 (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".

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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.

