

FIRST MORTGAGE ON REAL ESTATE

FILED  
GREENVILLE CO. S. C.

BOOK 1212 PAGE 236

MORTGAGE

STATE OF SOUTH CAROLINA,  
COUNTY OF LAURENS

OLLIE FARNSWORTH  
R. M. C.

TO ALL WHOM THESE PRESENTS MAY CONCERN: I, Melvin Coker

(hereinafter referred to as Mortgagor) SEND(S) GREETING:

WHEREAS, the Mortgagor is well and truly indebted unto LAURENS FEDERAL SAVINGS AND LOAN ASSOCIATION, LAURENS, S. C. (hereinafter referred to as Mortgagee), as evidenced by the Mortgagor's promissory note of even date herewith, the terms of which are incorporated herein by reference in the sum of Twenty Thousand and No/100 DOLLARS (\$ 20,000,00), with interest thereon from date at the rate provided for in said note, said principal and interest to be repaid as therein stated, except that the final payment of principal and interest shall be due on

January 1, 1992

and  
WHEREAS, the Mortgagor may hereafter become indebted to the said Mortgagee for such further sums as may be advanced to or for the Mortgagor's account for taxes, insurance premiums, public assessments, repairs, or for any other purpose;

NOW, KNOW ALL MEN, That the Mortgagor, in consideration of the aforesaid debt, and in order to secure the payment thereof and of any other and further sums for which the Mortgagor may be indebted to the Mortgagee at any time for advances made to or for his account by the Mortgagee, and also in consideration of the further sum of Three Dollars (\$3.00) to the Mortgagor in hand well and truly paid by the Mortgagee 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 Mortgagee, its successors and assigns:

"All that certain piece, parcel or lot of land, with all improvements thereon, or hereafter constructed thereon, situate, lying and being in the State of South Carolina, County of Greenville:

**Parcel #1:** All that piece, parcel or lot of land in Oaklawn Township, Greenville County, State of South Carolina, on the Sandy Springs public road about twelve (12) miles South of Greenville containing 41.22 acres, more or less, according to a survey and plat made by C.O. Riddle, Reg.L.S., dated July, 1967, which shows the following courses and distances to wit: BEGINNING at an Iron Pin joint corner of Melvin Coker and Roy Coker lots, thence N. 80-11 E. 969 feet to along E. R. Coker Iron pin Thence N. 15-28 E. 199.5 feet to Iron pin on Jenkins line, thence S. 59-34 E. 656.8 feet to Iron pin thence N. 48-04 E. 266.2 feet to stone, thence S. 16-07 W. 888 feet to Iron pin, thence S. 13-09 E. 239.6 feet to Iron pin on Davis line, thence S. 13-52 E. 694.9 feet to Iron pin on J.M. King line, thence S. 23-49 W. 228.3 feet to Iron pin on Creamer line, thence N. 47-52 W. 663 feet to Iron pin on Richey line, thence N. 72-45 E. 194.3 feet to Iron pin, thence N. 16-07 E. 543.1 feet to Iron pin (this corner is 95.8 feet from Iron pin on line running S. 07 W. 888 feet) thence S. 73-58 W. 1042.1 feet to Iron pin, thence N. 38-32 W. 782.9 feet to Iron pin, thence along Melvin Coker line N. 1-40 W. 416.8 feet to beginning corner. Bounded on North by other land of E.R. Coker and Jenkins on the East by Davis and on the South and West by Creamer, Richey and Melvin Coker.

**Parcel #2:** All that certain piece, parcel or lot of land in Greenville County, State of South Carolina, being located on the easterly side of Richey Road and having, according to plat entitled "Property of Melvin Coker" prepared by Jones Engineering Service, dated July 9, 1971, the following metes and bounds, to wit: BEGINNING at an Iron pin on the easterly side of Richey Road and running thence along property of Richey E. 63-36 E., 162 feet to an iron pin; thence along property of Coker, N. 38-14 W., 218.4 feet to an iron pin on the easterly side of Richey Road; thence with the easterly side of Richey Road, S. 5-00 W., 99 feet to the beginning corner, and containing 0.17 acres, more or less. This tract of land is triangular in shape and is located near Woodville, South Carolina.

**Parcel #3:** All that certain piece, parcel or lot of land in Greenville County, State of South Carolina, being located on the easterly side of Richey Road and having, according to a plat by C. O. Riddle, dated July, 1967 and being revised July 8, 1969 and again, Sept. 14, 1971, recorded in Plat Book 44 at page 43, the following metes and bounds, to wit: BEGINNING at an iron pin on the Richey Line 400.4 feet from Richey Road and running thence along the property of Richey N. 38-14 W. 248.2 feet; thence S. 62-18 E. 171.3 Feet; thence S. 1-40 E. 114.1 feet to an iron pin, the beginning corner, and containing 0.20 acres, more or less.

Together with all and singular the rights, members, hereditaments, and appurtenances to the same belonging or in any way incident or appertaining, and all of the rents, issues, and profits which may arise or be had therefrom, and including all heating, plumbing, and lighting fixtures and any other equipment or fixtures now or hereafter attached, connected, or fitted thereto in any manner; it being the intention of the parties hereto that all such fixtures and equipment, other than the usual household furniture, be considered a part of the real estate.