

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

GREENVILLE CO. S.C.

MORTGAGE OF REAL ESTATE

NOV 9 3 47 PM '72

TO ALL WHOM THESE PRESENTS MAY CONCERN:

ELIZABETH BRIDLE
R.M.C.

WHEREAS,

W. T. Coker

(hereinafter referred to as Mortgagor) is well and truly indebted unto A / G Investment Company, Inc.

(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 Forty-Four Thousand Eight Hundred Ninety-Seven and 96/100----- Dollars (\$ 44,897.96) due and payable \$748.36 on the 8th day of each and every month hereafter, for a period of fifty-nine (59) months, commencing December 8, 1972, with a final payment due sixty (60) months from date in the amount of \$748.26.

with interest thereon from maturity at the rate of 8% per centum per annum, to be paid: on demand

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 purposes:

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:

The following described parcels of real estate situate in Grove Township, Greenville County, State of South Carolina, at Moonville, at the southeastern corner of Augusta Road (U.S. Highway No. 25) and Reedy Fork Road, and being described as follows:

I. Beginning at a point 8 feet from the pavement on Augusta Road at the southeastern corner of the intersection of Augusta Road and Reedy Fork Road and running thence with Reedy Fork Road as the line in an easterly direction 200 feet, more or less, to a point in line of property conveyed to the mortgagor by J. W. Moon, Jr.; thence along the line of said other Coker property in a southerly direction 120 feet, more or less, to the line of property now or formerly owned by Margaret H. Campbell; thence with said Campbell line and parallel with Reedy Fork Road 200 feet, more or less, to a point on the eastern side of Augusta Road; thence along the eastern side of Augusta Road 120 feet, more or less, to the point of beginning. And being the same property conveyed to W. T. Coker by deed recorded in Deed Book 208, at Page 302.

II. Beginning at an iron pin on the southern side of Reedy Fork Road at the corner of the above described Tract I, and running thence along Reedy Fork Road S. 64-20 E. 50 feet to an iron pin; thence S. 25-40 W. 124.4 feet to an iron pin; thence N. 59-00 W. 31 feet to an iron pin; thence along the line of the above described Tract I, N. 16-45 E. 122.9 feet to the point of beginning. And being shown on Plat of Property of W. T. Coker, recorded in Deed Book 939, at Page 76, and being the same property conveyed to W. T. Coker by deed recorded in Deed Book 939, at Page 75.

This mortgage being junior in lien to a mortgage given to Southern Bank & Trust Company, recorded in Mortgage Book 1240, at Page 467.

Together with all and singular rights, members, hereditaments, and appurtenances to the same belonging in any way incident or appertaining, and of all the rents, issues, and profits which may arise or be had therefrom, and including all heating, plumbing, and lighting 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.

TO HAVE AND TO HOLD, all and singular the said premises unto the Mortgagee, its heirs, successors and assigns, forever.

The Mortgagor covenants that it is lawfully seized of the premises hereinabove described in fee simple absolute, that it has good right and is lawfully authorized to sell, convey or encumber the same, and that the premises are free and clear of all liens and encumbrances except as provided herein. The Mortgagor further covenants to warrant and forever defend all and singular the said premises unto the Mortgagee forever, from and against the Mortgagor and all persons whomsoever lawfully claiming the same or any part thereof.

The Mortgagor further covenants and agrees as follows:

(1) That this mortgage shall secure the Mortgagee for such further sums as may be advanced hereafter, at the option of the Mortgagee, for the payment of taxes, insurance premiums, public assessments, repairs or other purposes pursuant to the covenants herein. This mortgage shall also secure the Mortgagee for any further loans, advances, or credits that may be made hereafter to the Mortgagor by the Mortgagee so long as the total indebtedness thus secured does not exceed the original amount shown on the face hereof. All sums so advanced shall bear interest at the same rate as the mortgage debt and shall be payable on demand of the Mortgagee unless otherwise provided in writing.

(2) That it will keep the improvements now existing or hereafter erected on the mortgaged property insured as may be required from time to time by the Mortgagee against loss by fire and any other hazards specified by Mortgagee, in an amount not less than the mortgage debt, or in such amounts as may be required by the Mortgagee, and in companies acceptable to it, and that all such policies and renewals thereof shall be held by the Mortgagee, and have attached thereto loss payable clauses in favor of, and in form acceptable to the Mortgagee, and that it will pay all premiums therefor when due; and that it does hereby assign to the Mortgagee the proceeds of any policy insuring the mortgaged premises and does hereby authorize each insurance company concerned to make payment for a loss directly to the Mortgagee, to the extent of the balance owing on the Mortgage debt, whether due or not.