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GREENVILLE CO. S. C.

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MORTGAGE

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DONNIE S. TANKERSLEY
R.M.C.

THIS MORTGAGE is made this 10th day of May 19 79 between the Mortgagor, ROY G. COKER, JR., (herein "Borrower"), and the Mortgagee, UNITED FEDERAL SAVINGS AND LOAN ASSOCIATION OF FOUNTAIN INN, a corporation organized and existing under the laws of the United States of America whose address is 201 Trade Street, Fountain Inn, S. C. 29644 (herein "Lender").

WHEREAS, Borrower is indebted to Lender in the principal sum of NINETEEN THOUSAND AND NO/100 (\$19,000.00) Dollars, which indebtedness is evidenced by Borrower's note dated May 10, 1979 (herein "Note"), providing for monthly installments of principal and interest, with the balance of the indebtedness, if not sooner paid, due and payable on May 1, 2009.

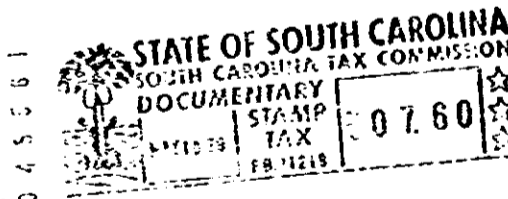
To SECURE to Lender (a) the repayment of the indebtedness evidenced by the Note, with interest thereon, the payment of all other sums, with interest thereon, advanced in accordance herewith to protect the security of this Mortgage, and the performance of the covenants and agreements of Borrower herein 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 certain piece, parcel or lot of land situate, lying and being in the State of South Carolina, County of Greenville, being known and designated as Lot 18 on a plat of "Property of Pearl Jones Barnes" prepared by C. F. Webb, R.L.S. dated June 29, 1972, recorded in the R.M.C. Office for Greenville County in Plat Book 4-U, at Page 39, and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the eastern edge of Woodvale Avenue, at the joint front corner of Lots 17 and 18, and running thence with the eastern edge of Woodvale Avenue, N. 39-29 E., 70.4-feet to an iron pin; thence leaving Woodvale Avenue and running thence S. 68-37 E., 157-feet to an iron pin; thence S. 21-23 W., 90-feet to an iron pin at the joint rear corner of Lots 17 and 18; thence with the joint line of Lots 17 and 18 N. 61-16 W. 180.4-feet to an iron pin on the eastern side of Woodvale Avenue, being the point of beginning.

This being the same property conveyed to the mortgagor by deed of even dated herewith; and being conveyed to James C. Chandler, Jr. and Judy P. Chandler by deed of Frank M. Pinson and Rosa J. Pinson as recorded in the R.M.C. Office for Greenville County in Deed Book 1058, at Page 563 on June 10, 1977.

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which has the address of 114 Woodvale Avenue Fountain Inn, S.C. 29644 (herein "Property Address");

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".

Borrower covenants that Borrower is lawfully seized 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.

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