

FILED
CO. S. C.
SEP 30 4 06 PM '82
DONNIE TANKERSLEY
R.M.C.

BOOK 1581 PAGE 960

MORTGAGE

THIS MORTGAGE is made this 30th day of September 1982 between the Mortgagor, B. Robert Coker, Jr., and Ned A. Foster (herein "Borrower"), and the Mortgagee, AMERICAN FEDERAL SAVINGS AND LOAN ASSOCIATION, a corporation organized and existing under the laws of THE UNITED STATES OF AMERICA, whose address is 101 EAST WASHINGTON STREET, GREENVILLE, SOUTH CAROLINA (herein "Lender").

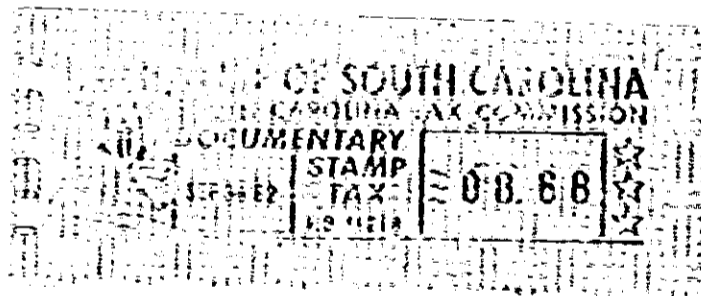
WHEREAS, Borrower is indebted to Lender in the principal sum of Twenty-one Thousand, six hundred, seventy-six and 71/100 Dollars, which indebtedness is evidenced by Borrower's note dated September 30, 1982 (herein "Note"), providing for monthly installments of principal and interest, with the balance of the indebtedness, if not sooner paid, due and payable on March 29, 1983

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 lying, situate and being in the County of Greenville, State of South Carolina, being known and designated as Lot No. 17 and a portion of Lot No. 16 on plat of Robert R. Spearman, dated June 25, 1981, reference to said plat hereby made for a more complete and accurate description, and according to said plat, being more particularly described as follows, to-wit:

BEGINNING at a point on Anderson Road, thence leaving said road, N. 51-31 W. 187.15 feet to an iron pin; thence N. 34-34 E. 8.00 feet to an iron pin; thence N. 34-22 E. 50.71 feet to an iron pin; thence along common line with Lot No. 18 S. 50-24 E. 197.2 feet to an iron pin on Anderson Road; thence along said road, S. 44-34 W. 55.0 feet to an iron pin, the point of beginning.

This being the same property acquired by the Mortgagors by deed of Samuel R. Pierce, Jr., Secretary of Housing and Urban Development of Washington, D. C. dated September 28, 1982 and to be recorded herewith.



which has the address of 1510 Anderson Road, Greenville (Street) (City) South Carolina 29611 (State and Zip Code) (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 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.