

NOV 3 11 28 AM '82

MORTGAGE

DONNIE S. TANKERSLEY
R.M.C.

THIS MORTGAGE is made this 2nd day of November 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").

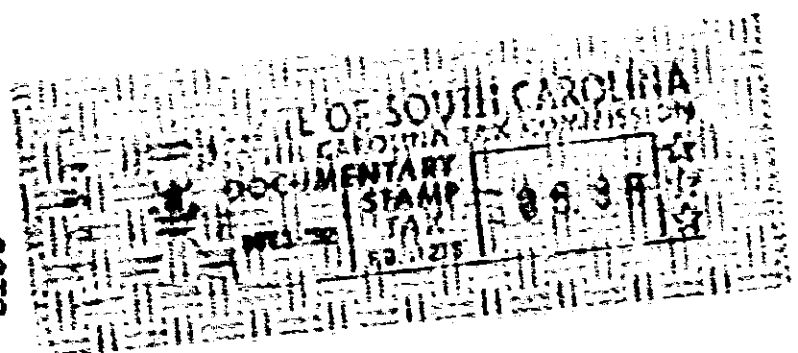
WHEREAS, Borrower is indebted to Lender in the principal sum of Seventeen Thousand One Hundred Eighty Three and 56/100 (\$17,183.56) Dollars, which indebtedness is evidenced by Borrower's note dated November 2, 1982 (herein "Note"), providing for monthly installments of principal and interest, with the balance of the indebtedness, if not sooner paid, due and payable on May 1, 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 situate, lying and being in the State of South Carolina, County of Greenville, and in the town of West Greenville, now within the corporate limits of the City of Greenville, being known and designated as Lot No. 121 of Block B of a subdivision of the property of Woodside Mills as shown on plat thereof recorded in the RMC Office for Greenville County in Plat Book W at Page 111, and having the following metes and bounds, to-wit:

BEGINNING at an iron pin on the northeast side of B. Street at the corner of Lot No. 120, which point is approximately 128.5 feet southeast of the intersection of Spring Street, and running thence along the line of Lot No. 120 of Block B, N. 34-52 E. 107.7 feet to an iron pin in the line of an alley; thence along the line of said alley, S. 55-38 E. 58 feet to an iron pin at the rear corner of Lot No. 122; thence along the line of that said lot, S. 34-52 W. 108.2 feet to an iron pin at the corner of said lot on the northeast side of B. Street; thence along the northeast side of B. Street, N. 55-08 W. 58 feet to the beginning corner.

This being the same property acquired by the Mortgagors by deed of G. D. Coggins and Mamie D. Coggins of even date to be recorded herewith.



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which has the address of 5 B. Street, Woodside, Greenville, South Carolina (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.