

MORTGAGE OF REAL ESTATE—Office of Love, Thornton & Arnold, Attorneys at Law, Greenville, S. C.

DEC 11 9 45 AM 1958

STATE OF SOUTH CAROLINA }
COUNTY OF GREENVILLE }

OLLIE FARRIS WORTH
R.M.C.

MORTGAGE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

C. D. COGGINS (hereinafter referred to as Mortgagor) SEND(S) GREETING:

WHEREAS, the Mortgagor is well and truly indebted unto CITIZENS LUMBER COMPANY

(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 One Thousand and No/100---

DOLLARS (\$ 1000.00),

with interest thereon from date at the rate of six (6%) per centum per annum, said principal and interest to be repaid: in monthly installments of \$10.00 each on the 8th day of each month, beginning January 8, 1959, to be applied first to interest and then to principal, until paid in full, with interest thereon from date at the rate of six (6%) per cent; per annum, to be computed semi-annually and paid monthly

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:

"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, near the City of Greenville, situate on the northwestern side of Wilcun Drive, being a portion of Tract No. 3 as shown on plat of the property of Mary C. Cunningham, recorded in Plat Book G at Pages 54-55, and being more particularly described on a plat of the property of Robert G. Lagerholm prepared by R. B. Bruce, dated April 7, 1958, and according to said plat being more particularly described as follows:

BEGINNING at an iron pin on the center line of Wilcun Drive 532.8 feet northeast of the intersection of said drive with Farr Bridge Road, running thence N. 34-30 W. 382.4 feet to an iron pin; thence N. 36-50 E. 100 feet to an iron pin; thence with the line of the other property of the grantor S. 35-06 E. 408.7 feet to an iron pin on the center line of Wilcun Drive; thence with the center line of said drive S. 51-30 W. 100 feet to the beginning corner.

Being the same property conveyed to the mortgagor by deed recorded in Deed Book 596 at Page 493.

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.

Citizens Lumber Co
Paid Dec. 4, 1958

By: Thomas A. [unclear]

Wit:
Berea H. [unclear]

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OLLIE FARRIS WORTH
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