

TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, we, Clifton Coggins and Dorothy Mae Coggins, of Greenville County, South Carolina,
(hereinafter referred to as Mortgagor) is well and truly indebted unto John A. Park,

(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 (\$ 1,000.00) due and payable as follows: FIFTY (\$50.00) DOLLARS on January 7, 1962, and a like sum on the 7th day of each and every succeeding Calendar month thereafter, each of said payments to be applied first to the interest and then to the principal balance owing, until paid in full; with the right, however, to anticipate after One (1) year by the payment of all or any part thereof at any time before maturity,

with interest thereon from date at the rate of Seven per centum per annum, to be paid: monthly and computed quarterly,

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, in Saluda Township, near the Town of Marietta on Road leading in a northerly direction, known as the same lot conveyed to Marvin J. Bell by W. B. Johnson, adjoining the lands now owned by, or formerly belonging to, Ever Smith and the Robert Cox Estate, and having the following metes and bounds, to-wit:

BEGINNING at a point on a bridge on a branch, and running thence due South, 2.00 chains to a bend; thence S. 24 E. 4.98 chains to a point, locust post; thence N. 60 E. 1.85 chains to a point, iron pin, on branch; thence up said branch, N. 40 W. 3.00 chains to a bend; thence N. 27 W. 3.80 chains to the beginning corner.

The above described property is the same conveyed to us by Gertrude Kindley by deed dated January 24, recorded in the R. M. C. office, 1959.

This mortgage is given to obtain funds with which to make improvements on and to said property.

There is now located on the above described property a frame residential building and other improvements.

This is a second mortgage over the above described property, being second and junior to a first mortgage over same, executed by us to John A. Park, for the original sum of \$1850.00, dated January 24, 1959, recorded in said R. M. C. office in Vol. 773 at page 348 on January 26, 1959; but there are no other mortgages, judgments, nor other liens or encumbrances over or against same prior to this mortgage.

It is understood and agreed that the failure of the mortgagors to pay any installment of taxes, public assessments or insurance premiums, when due, shall constitute a default, and that the mortgagee may, at his option, foreclose this mortgage or pay said items and add the same so paid, to the principal amount of the indebtedness, and they shall bear interest at the same rate.

Together with all and singular rights, members, herditaments, 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.

Lien Released By Sale Under
Foreclosure 8 day of Feb.

A.D., 1965. See Judgment Roll

No. 3375

E. J. ...
MASTER

Attest
Nellie M. Smith
Deputy

RECORDED AND INDEXED
8 DAY OF Feb. 1965
Allie Jarnsworth
R.M.C. FOR GREENVILLE COUNTY
AR. 31120/1528 P. 32393