

TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, WE, CLAYTON COGGINS AND MARY COGGINS

(hereinafter referred to as Mortgagor) is well and truly indebted unto SOUTHEASTERN FUND

(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 THREE THOUSAND NINE HUNDRED NINETY-NINE AND 60/100 Dollars (\$3,999.60) due and payable AS FOLLOWS: SIXTY-SIX AND 66/100 (\$66.66) DOLLARS ON NOVEMBER 1, 1962, AND SIXTY-SIX AND 66/100 (\$66.66) DOLLARS ON THE 1ST DAY OF EACH AND EVERY MONTH THEREAFTER UNTIL THE ENTIRE AMOUNT HAS BEEN PAID.

MATURITY

with interest thereon from ~~22d~~ at the rate of SEVEN per centum per annum, to be 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, IN GREENVILLE TOWNSHIP, BEING KNOWN AND DESIGNATED AS LOT NO. 1st OF SECTION C OF THE PROPERTY OF ALICE H. AND H.H. WILLIS AS SHOWN ON A PLAT THEREOF MADE BY W.H. RIDDLE, SURVEYOR, NOVEMBER 1939, WHICH PLAT IS RECORDED IN THE R.H.C. OFFICE FOR GREENVILLE COUNTY IN PLAT BOOK J AT PAGES 150 AND 151, AND BEING MORE PARTICULARLY DESCRIBED ACCORDING TO A PLAT AS FOLLOWS:

BEGINNING AT AN IRON PIN ON WILLIS AVENUE, JOINT CORNER WITH LOT NO. 2, AND RUNNING THENCE S. 61-40 W. 146.6 FEET TO AN IRON PIN; THENCE N. 14-14 W. 102.7 FEET TO AN IRON PIN; THENCE N. 61-40 E. 210 FEET TO AN IRON PIN ON WILLIS AVENUE; THENCE WITH WILLIS AVENUE, S. 12-58 W. 134 FEET TO THE BEGINNING CORNER.

BEING THE SAME PROPERTY CONVEYED TO MORTGAGOR'S BY DEED RECORDED IN DEED BOOK 590 AT PAGE 60.

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