

SEP 18 12 16 PM 1964

**Mortgage of Real Estate**

STATE OF SOUTH CAROLINA

COUNTY OF GREENVILLE

THIS MORTGAGE, made this 18th day of September, 1964, between Carlos Erskine Coggins

hereinafter called the mortgagor and SHENANDOAH LIFE INSURANCE COMPANY, with its principal office in the City of Roanoke, Virginia, hereinafter called the mortgagee.

**WITNESSETH:**

WHEREAS the mortgagor in and by his certain promissory note in writing, of even date herewith is well and truly indebted to the mortgagee in the full and just sum of Twelve Thousand Eight Hundred and no/100---- DOLLARS (\$ 12,800.00----), with interest thereon at the rate set out in said note, due and payable as follows: in equal monthly installments commencing on the 1st day of November, 1964, and a like amount on the 1st day of each successive month thereafter, which payments shall be applicable first to interest and then to principal, with the balance of principal and interest, if not sooner paid, due and payable on the 1st day of September, 1989

AND WHEREAS it is mutually agreed that the security of this mortgage shall extend to and cover any additional loan made by the mortgagee, at its option, to said mortgagor or any of his successors in ownership of the real estate hereby conveyed; provided, that the total indebtedness to be secured hereby shall not exceed the original face amount of this mortgage and, provided further, that the maturity of such additional debt shall not be later than the time specified for the payment of the original debt secured hereby. This paragraph shall not however, in any way restrict advancements for taxes and insurance premiums provided for elsewhere in this mortgage. It is further mutually agreed that upon breach of any warranty against encumbrances contained in any application for an additional loan the mortgagee may declare all notes secured hereby immediately due and payable and may foreclose this mortgage.

NOW, THEREFORE, the mortgagor, in consideration of the said debt and sum of money aforesaid, and for the better securing the payment thereof, according to the terms of the said note, and also in consideration of the further sum of Three Dollars, to him in hand paid by the mortgagee at and before the sealing and delivery of this mortgage, the receipt of which is hereby acknowledged, by these presents hereby bargains, sells, grants and releases unto the said SHENANDOAH LIFE INSURANCE COMPANY:

All that piece, parcel or lot of land in Greenville County, State of South Carolina, near the City of Greenville, being shown and designated as Lot 32 as shown on a plat of property of William R. Timmons, Jr., recorded in Plat Book XX at page 9, and being more particularly described according to survey and plat by C. C. Jones, dated September 10, 1964, as follows:

BEGINNING at an iron pin on the Southern side of Avon Street, and running thence S. 67-29 E. 150 feet to a point; thence N. 68-15 E. 27.7 feet to a point; thence N. 0-44 W. 186.7 feet to a point on Larkspur Drive; thence with the line of said Drive, S. 89-16 W. 20 feet to a point on Larkspur Drive; thence N. 84-04 W. 60 feet to a point on Larkspur Drive; thence with the corner of Larkspur Drive and Avon Street, S. 63-30 W. 30.7 feet to a point on Avon Street; thence with Avon Street, S. 22-31 W. 143.2 feet to the point of beginning.

Being the same property conveyed to the Mortgagor by deed of William R. Timmons, Jr. dated September 16, 1964, to be recorded herewith.

REGISTERED AND CANCELLED OF RECORD  
26th DAY OF July 1978  
 HARRIS B. HANTON  
 R. M. C. FOR GREENVILLE COUNTY, S. C.  
 AT 11:18 O'CLOCK A. M. NO. 2782

FOR SATISFACTION TO THIS MORTGAGE SEE  
 SATISFACTION BOOK 59 PAGE 534