

T-1436  
MORTGAGE OF REAL ESTATE—Offices of PYLE & PYLE, Attorneys at Law, Greenville, S. C.

STATE OF SOUTH CAROLINA }  
COUNTY OF GREENVILLE }

MORTGAGE OF REAL ESTATE  
TO ALL WHOM THESE PRESENTS MAY CONCERN:

BOOK 1059 PAGE 71  
MAY 30 1 53 PM 1967  
CLERK OF COURTS  
GREENVILLE S.C.

WHEREAS, CLAYTON W. COGGINS, SR. and MARY EMMA COGGINS  
(hereinafter referred to as Mortgagor) is well and truly indebted unto TOM W. TUCKER and ELSIE W. TUCKER

(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 Twenty Two Hundred Fifty and no/100 -----

Dollars (\$ 2250.00 ) due and payable

\$29.58 per month beginning thirty days from date and a like amount each month thereafter until paid in full, payments to apply first to interest and balance to principal, Mortgagors reserving the right of anticipating the entire balance or any part thereof at any time, without penalty.

with interest thereon from date at the rate of Six 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, being shown as Lots # 9 and 10, and a portion of Lots # 1 and 2 on plat of property of Grantors recorded in Plat Book HH, Page 112 and Plat Book NN, Page 133, and having the following metes and bounds, to-wit:

BEGINNING at an iron pin on the northerly side of Cochran Drive at joint front corner of Lots # 8 and 9 and running thence with the line of said lots, N. 24-30 W., 257.4 feet to joint rear corner of Lots 3 and 4; thence with line of Lot 3, N. 20-20 E., 50 feet to the corner of Lot 11; thence with the line of Lot 11, S. 88-54 E., 134.9 feet; thence N. 11-05 E., 139.2 feet to a point on Larosa Lane; thence with Larosa Lane, N. 75-05 E., 60 feet to pin; thence continuing with Larosa Lane, N. 63-18 E., 42 feet; thence S. 0-53 E., 346.6 feet to pin on the northerly side of Cochran Drive; thence with Cochran Drive, S. 59-15 W., 200 feet to the point of beginning.

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.

*Paid and satisfied in full Dec. 6, 1967.*

*Tom W. Tucker*

*Elsie W. Tucker*

*witness Jas. L. Love*

SATISFIED AND CANCELLED OF RECORD

6 DAY OF Dec. 1967

*Ollie Farnsworth*  
R. M. C. FOR GREENVILLE COUNTY, S. C.

AT 10:08 O'CLOCK A. M. NO. 15963