

FILED
GREENVILLE CO. S. C.

MORTGAGE OF REAL ESTATE—Offices of MANN & BRISSEY, Attorneys at Law, Greenville, S. C.

BOOK 1110 PAGE 611

STATE OF SOUTH CAROLINA } 5 PM 1968

COUNTY OF GREENVILLE }

MORTGAGE OF REAL ESTATE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, we, Charles W. McCoig and Mary W. McCoig
are

(hereinafter referred to as Mortgagor) well and truly indebted unto Lloyd W. Gilstrap

(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-Five Hundred and No/100-----

Dollars (\$ 2500.00) due and payable

\$500.00 on principal each year after date for a period of five years, payments commencing February 1, 1970.

with interest thereon from _____ date at the rate of 6-3/4 per centum per annum, to be paid: annually

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, at the northeastern corner of the intersection of Verner Drive and Roe Court and being known and designated as Lot No. 43 on plat of Cedar Vale recorded in the R. M. C. Office for Greenville County in Plat Book 000 at page 13 and having according to said plat the following metes and bounds, to-wit:

BEGINNING at an iron pin on the eastern side of Roe Court at the joint front corner of Lots 42 and 43 and running thence along the joint line of said lots S. 70-47 E. 168.5 feet to an iron pin; thence S. 19-13 W. 93.2 feet to an iron pin; thence along the north side of Verner Drive N. 74-42 W. 144 feet to an iron pin; thence with the curve of the aforementioned intersection the chord of which is N. 27-44 W. 34.1 feet to an iron pin; thence along the eastern side of Roe Court N. 19-13 E. 80 feet to the point of beginning.

The above is the same property conveyed to mortgagors by mortgagee by deed of even date recorded herewith.

This is a second mortgage being junior in lien to a mortgage to Fidelity Federal Savings & Loan Association recorded in Mortgage Book 1099 at page 242.

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.

FOR SATISFACTION TO THIS MORTGAGE SEE
SATISFACTION BOOK 14 PAGE 464

SATISFIED AND ORIGINAL OF RECORD
DAY OF May 1973
Daniel A. Lawrence
R. M. C. FOR GREENVILLE COUNTY, S. C.
AT 11:16 O'CLOCK AM 5-21-74