

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

GREENVILLE CO. S. C.
JAN 4 3 25 AM '88
H.M.C.

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

WHEREAS, Mark Coggins and Wilma Coggins

(hereinafter referred to as Mortgagor) is well and truly indebted unto the Greenville County
Redevelopment Authority

(hereinafter referred to as Mortgagee) as evidenced by the Mortgagor's promissory note of even date herewith, the terms of which are in-
corporated herein by reference, in the sum of Six Thousand Twenty-Eight and no/100 -----

Dollars (\$ 6,028.00) due and payable

in 180 consecutive monthly installments of Forty-One and 65/100 (\$41.65)
Dollars, commencing February 15, 1980,

with interest thereon from said date at the rate of 3% 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

ALL that piece, parcel or lot of land with the improvements thereon, situate,
lying and being in or near Greenville, in the County of Greenville, South
Carolina, and being more particularly described as Lot No. 207, Section 1,
as shown on plat entitled "Subdivision for Abney Mills, Brandon Plant,
Greenville, South Carolina", made by Dalton & Neves, Engineers, Greenville,
S. C., February, 1959, and recorded in the Office of the R.M.C. for Greenville
County in Plat Book QQ at Page(s) 56 to 59. According to said plat the within
described lot fronts on West Avenue 77 feet.

This being the same property conveyed to the mortgagor, Mark Coggins, by deed
from J. Winford Gardner and Betty Jean M. Gardner as recorded in the R.M.C.
Office for Greenville County in Deed Book 827 at Page 489 on September 5,
1967, and conveyed to the mortgagor, Wilma Coggins, by deed from Mark Coggins
dated December 4, 1979, to be recorded herewith.

This property is subject to any and all restrictions, easements, setback lines,
and rights-of-way, if any, on record at the Greenville County Courthouse or
shown on the property or on the recorded plat, affecting the above described
property.

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE
DOCUMENTARY
STAMP
RECORDED

Greenville County Redevelopment Authority
Bankers Trust Plaza, Box PP-54
Greenville, South Carolina 29601

Together with all and singular rights, members, hereditaments, and appurtenances to the same belonging in any way incident or apper-
taining, and all of 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 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.

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