

13 Wilson Dr
Greenville, S.C. 29604
STATE OF SOUTH CAROLINA
COUNTY OF Greenville

RECORDED
S. C.
MORTGAGE OF REAL ESTATE
TO ALL WHOM THESE PRESENTS MAY CONCERN:

ECO: 1506 PAGE 39

WHEREAS, June S. Watson

(hereinafter referred to as Mortgagor) is well and truly indebted unto Charles D. Coggins

(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 seventy-five hundred dollars and 00/100

Dollars \$ 7500.00) due and payable
The amount of three thousand seven hundred fifty dollars and 00/100 (\$3750.00) due on or before June 24, 1981 and the balance of three thousand seven hundred fifty dollars and 00/100 (\$3750.00) due on or before June 24, 1982.

with interest thereon from date at the rate of 0 per centum per annum, to be paid

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

ALL That lot of land situate on the northern side of Gosnell Drive, in the County of Greenville, State of South Carolina, being shown as a tract containing 10 acres on a plat of the property of David R. Murray dated April 28, 1971 prepared by Terry T. Dill and recorded in Plat Book 4-I at Page 175 in the RMC Office for Greenville County, and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING At a point near the center of Gosnell Drive and running thence with said drive the following courses and distances: S. 55-50 W. 125 feet, S. 89-00 W. 140 feet, N. 21-00 W. 120 feet, N. 77-43 W. 330 feet, N. 56-50 W. 120 feet, N. 76-00 W. 135 feet, N. 53-00 80 feet, N. 30-24 W. 100 feet, N. 45-16 W. 140 feet, N. 74-41 W. 90 feet, S. 82-13 W. 60 feet, N. 89-39 W. 120 feet, N. 75-00 W. 80 feet to a point; thence leaving said road and running thence N. 49-40 E. 92 feet to an iron pin; thence N. 87-30 E. 1150 feet to an iron pin; thence S. 17-30 E. 615 feet to the point of beginning.

This being the same property conveyed to the Mortgagor herein by deed of Charles D. Coggins which is dated and is being recorded on even date.

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STATE OF SOUTH CAROLINA
SOUTH CAROLINA DEED AND MORTGAGE COMMISSION
DOCUMENTARY STAMP
\$ 600.00

4.000CI

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.

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