



BOOK 511 PAGE 111

# State of South Carolina

## MORTGAGE OF REAL ESTATE

COUNTY OF Greenville

### To All Whom These Presents May Concern:

I. G. D. Coggins, of Greenville County,

SEND GREETING:

WHEREAS, I, the said G. D. Coggins

in and by my certain promissory note, in writing, of even date with these presents, am well and truly indebted to **FIRST FEDERAL SAVINGS AND LOAN ASSOCIATION OF GREENVILLE**, in the

full and just sum of One Thousand, Five Hundred and No. 100 (\$1,500.00)

Dollars, with interest at the rate of six (6%) per centum per annum, to be repaid in installments of

Thirty and No/100 (30.00) Dollars upon the first

day of each and every calendar month hereafter in advance, until the full principal sum, with interest has been paid, said monthly payments shall be applied first to the payment of interest, computed monthly on the unpaid balance, and then to the payment of principal, and further providing that if at any time a portion of the principal or interest thereon shall be paid due and unpaid for a period of thirty (30) days, or failure to comply with any of the by-laws of said Association, or any of the stipulations of this mortgage, the whole amount due under said note, if all at the option of the holder thereof, become immediately due and payable, who may sue thereon and foreclose this mortgage, said note further providing for ten (10%) per centum attorney's fee beside all costs and expenses of collection, to be added to the amount so demanded, or to be collected as a part thereof, if the same be placed in the hands of an attorney for collection, or if any part thereof be collected by an attorney, or by legal proceedings, or by a third party, or by any means secured under this mortgage; as to the said note, reference being thereunto made, will more fully appear.

NOW KNOW ALL MEN THAT I, the said G. D. Coggins

in consideration of the said debt and sum of money aforesaid, and for the better secured the payment thereof to the said **FIRST FEDERAL SAVINGS AND LOAN ASSOCIATION OF GREENVILLE**, according to the terms of said note, and also in consideration of the further sum of Three Dollar to me, the said G. D. Coggins

in hand well and truly paid by the said **FIRST FEDERAL SAVINGS AND LOAN ASSOCIATION OF GREENVILLE**, of and before the signing of these presents, the receipt of which has been acknowledged, have granted, bargained, sold and released, and by these presents grant, bargain, sell and release unto the said **FIRST FEDERAL SAVINGS AND LOAN ASSOCIATION OF GREENVILLE**, the following described property, to-wit:

All that certain piece, parcel or lot of land, with all improvements thereon, or to be constructed thereon, situate, lying and being in the State of South Carolina, County of Greenville, and in Greenville Township, on the west side of Pine Street, being known and designated as Lot No. 1 of a subdivision known as Woodville Heights Addition shown on plat thereof recorded in the R. M. C. office for Greenville County in Plat Book 1, at pages 14 and 15, and being more particularly described as follows:

BEGINNING at an iron pin on the west side of Pine Street at a point approximately 224.5 feet south of the intersection of Pine Street at the corner of Lot No. 3, and running thence along the line of Lot No. 3, N. 41-15 W. 104 feet to an iron pin in a branch at the rear corner of Lot No. 3, thence along the branch in a southerly direction 102 feet, more or less, to an iron pin at the rear corner of Lot No. 5, thence along the line of Lot No. 5, S. 45-28 E. 262 feet to an iron pin at the corner of said lot on the west side of Pine Street, thence along the line of said Pine Street, N. 16-20 E. 103 feet to the beginning, corner including the standing electrical and heating fixtures now located on said premises, or to be installed thereon, which are hereby expressly agreed to be a part of the premises. Being a portion of the property conveyed to me by H. H. Waddy by recorded and dated Agreement of 1913 and recorded in the R. M. C. office for Greenville County in Book 452, page 263.

PAID SATISFIED AND CANCELLED

FIRST FEDERAL SAVINGS AND LOAN ASSOCIATION  
Of Greenville, S. C.

Witness: Umar W. Basile

SATISFIED AND CANCELLED OF RECORD  
29 DAY, Aug 1952  
Greenville  
R. M. C. FOR OFFICE  
GREENVILLE, S. C.  
PLAT NO. 19171

Manon S. How  
August 28, 1952