

SEP 6 5 27 PM 1968

Johnston & Ashmore, Attorneys at Law, Justice Building, Greenville, S. C.

STATE OF SOUTH CAROLINA }
COUNTY OF GREENVILLE }

OLLIE FARNSWORTH
R.M.C. MORTGAGE OF REAL ESTATE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, We, LEON McCOIG and JOAN S. McCOIG,

(hereinafter referred to as Mortgagor) is 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 Two Thousand Ninety-seven and 16/100-----

-----Dollars (\$ 2,097.16) due and payable

Twenty and No/100 (\$20.00) Dollars on the first day of each month commencing November 1, 1968, with payments to be applied first to interest, balance to principal, and with the privilege to anticipate payment in part or all at any time

with interest thereon from _____ date at the rate of 6-3/4 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, near the City of Greenville, on the northern side of Quinlan Drive, being known as Lot No. 11 of Quinlan Acres, as shown on plat thereof by Jones Engineering Service, dated March 8, 1968, recorded in the RMC Office for Greenville County in Plat Book 'YYY', at page 57, and having according to said plat the following metes and bounds, to wit:

BEGINNING at an iron pin on the northern side of Quinlan Drive, said pin being located 167 feet in an easterly direction measured along Quinlan Drive from the Kinson property and running thence along Quinlan Drive, N. 84-50 E. 100 feet to an iron pin; thence along the line of Lot No. 12, N. 5-10 E. 200 feet to an iron pin; thence S. 84-50 W. 100 feet to an iron pin; thence S. 5-10 W. 200 feet to the beginning corner.

The above-described property is the same conveyed to the Mortgagors herein by deed of even date herewith to be recorded, and this mortgage is given to secure a portion of the purchase price and is junior in lien to a mortgage to First Federal Savings & Loan Association of Greenville, South Carolina, in the original amount of \$13,000.00, dated July 8, 1968, and recorded in the RMC Office for Greenville County in Mortgage Book 1097, at page 296.

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

ACCEPTED AND CANCELLED OF RECORD

[Handwritten signatures and dates]
B. M. C. GREENVILLE COUNTY, S. C.
ATTEST: LLOYD W. GILSTRAP

FOR SATISFACTION TO THIS MORTGAGE SET

SATISFACTION BOOK _____ PAGE _____