

P.O. Box 1268
Greenville, SC 29602

SECOND
MORTGAGE on Real Estate

DONNIE S. YANKERSLEY
R.M.C.
FILED
MORTGAGE 1979
AM 7,8,9,10,11,12,1,2,3,4,5,6 PM

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STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

James A. Coggins & Garnelle C. Coggins (hereinafter referred to as Mortgagor) SEND(S) GREETING:

WHEREAS, the Mortgagor is well and truly indebted unto FIDELITY FEDERAL SAVINGS AND LOAN ASSOCIATION, GREENVILLE, S. C., (hereinafter referred to as Mortgagee) in the sum of

Seven thousand, three hundred eighty-two and 40/100----- DOLLARS

(\$ 7,382.40), as evidenced by the Mortgagor's note of even date, bearing interest as stated in said note, and payable as therein stated or as modified by mutual agreement, in writing, the final maturity of which is Five (5) years after the date hereof, unless extended by mutual consent, the terms of said note and any agreement modifying it are incorporated herein by reference; and

WHEREAS, the Mortgagor may hereafter become indebted to the said Mortgagee for such further sums as may be advanced or readvanced to or for the Mortgagor's account, including advances made by the Mortgagee on other or no security:

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, in Indian Hills subdivision, in Greenville County, South Carolina which is known, shown and designated as Lot 57 on a plat of that Subdivision recorded in the Office of the R. M. C. for said county in Plat Book QQ, Page 11.

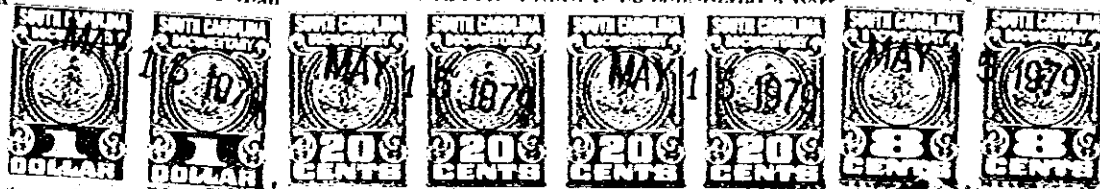
This conveyance is made subject to any and all existing and recorded easements, rights-of-way, and the protective covenants recorded in- Deeds Book 604, Page 230.

DERIVATION CLAUSE:

This is the same property conveyed by Houston Turner by deed dated October 12, 1968 recorded October, 14, 1968 in volume No. 854 at page 71.

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Together with all and singular the rights, members, hereditaments, and appurtenances to the same belonging or 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 and any other equipment or fixtures now or hereafter attached, connected, or fitted thereto in any manner; it being the intention of the parties hereto that all such fixtures a... other than the usual household furniture, be considered a part of the real estate.



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