

MORTGAGE OF REAL ESTATE

STATE OF SOUTH CAROLINA } GR } S.C. }
COUNTY OF GREENVILLE } } }
MORTGAGE OF REAL ESTATE
TO ALL WHOM THESE PRESENTS MAY CONCERN:
BOND } R SLEY }
} }

BOOK 1572 PAGE 162

WHEREAS, Bobby Duane Coggins and Gail Loretta Coggins

(hereinafter referred to as Mortgagor) is well and truly indebted unto Newman Elda Presnell and Evelyn Christine Presnell

(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 Six Thousand Four Hundred and no/100----- Dollars (\$ 6,400.00) due and payable

June 1, 1987

with interest thereon from June 1, 1982 at the rate of 12% 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:

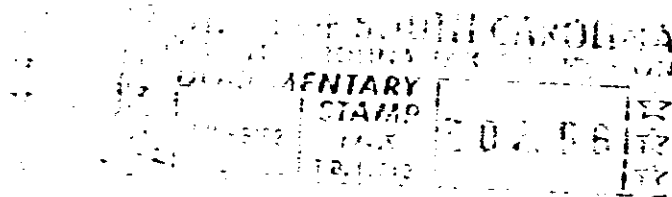
"ALL that certain piece, parcel or lot of land, with all improvements thereon, or hereafter constructed thereon, situate, lying and being in the State of South Carolina, County of Greenville, on U.S. Highway 25 about seven (7) miles north of the City of Travelers Rest, Saluda Township, Greenville County, South Carolina and being shown on a plat prepared by T. Craig Keith dated June 16, 1981, and recorded in the RMC Office for Greenville County at Plat Book 8-S, Page 2, and having the following metes and bounds:

BEGINNING at an iron pin on the line of the S.C. Highway Department right-of-way and the joint corner with property now owned by the Mortgagees and running thence due east 1000 feet to an iron pin in the center of the creek; thence along the center line of the creek S. 28-05 W. 377.0 feet to an iron pin; thence N. 71-21 W. 185 feet to an iron pin; thence N. 86-27 W. 322.5 feet to an iron pin (the center of the creek still being the line); thence N. 72-15 W. 112.2 feet along an existing dirt road to a point; thence along the road S. 68-45 W. 180.8 feet to a point; thence continuing along the dirt road S. 70-45 W. 16.6 feet to a point on the line of the Highway right-of-way; thence N. 01-40 W. 168.1 feet along the line of the R/W to a R/W monument; thence N. 13-33 W. 125.8 feet to the point of beginning.

THIS conveyance is made subject to all easements, rights-of-way, restrictions or covenants that may appear of record or by inspection of the premises above-described.

THIS is the same property conveyed to the Mortgagor herein by deed of Newman Elda Presnell, et al., dated June 3, 1982 and recorded in the RMC Office for Greenville County in Deed Book 1168, Page 229, on the 8th day of June, 1982.

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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.

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