

Mortgagee's Mailing Address: 301 College Street, Greenville, S.C. 29609-0337

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

MORTGAGE OF REAL ESTATE
TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, Coggins Land Company, a Georgia Corporation

(hereinafter referred to as Mortgagor) is well and truly indebted unto College Properties, Inc.

(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

Twelve Thousand, Seven Hundred Fifty and No/100----- Dollars (\$12,750.00) due and payable

Payable in full on or before twelve (12) months from date; no interest is due on this indebtedness if paid when due; if the within debt is not paid within twelve (12) months, interest will accrue at the rate of eighteen (18%) percent per annum from the date of default until paid

with interest thereon from See Above at the rate of See Above per centum per annum, to be paid: See Above

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

ALL that piece, parcel or lot of land situate, lying and being in the State of South Carolina, County of Greenville, being known and designated as Lot No. 107 of a subdivision known as Cliff Ridge Colony Phase I, Sheet 3, as shown on plat thereof prepared by Arbor Engineering, Inc. being recorded in the RMC Office for Greenville County in Deed Book 9-F at Page 54 and having according to said plat such metes and bounds as appear thereon.

This being the same property conveyed to the mortgagor herein by deed of College Properties, Inc. dated August 25, 1983 and to be recorded simultaneously herewith.

RECORDED IN THE OFFICE OF THE CLERK OF COURTS, GREENVILLE, SOUTH CAROLINA
ON 08/25/83 AT 10:51 AM
STAMP 08.12.83

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 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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