

STATE OF SOUTH CAROLINA  
COUNTY OF GREENVILLE

MORTGAGE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

We, Larkin Coggins and Estelle T. Coggins, (hereinafter referred to as Mortgagor) SEND(S) GREETING:

WHEREAS, the Mortgagor is well and truly indebted unto Bank of Travelers Rest, Travelers Rest, S.C. (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 Seven Hundred and No/100- - -

DOLLARS (\$700.00),

with interest thereon from date at the rate of six per centum per annum, said principal and interest to be repaid: \$20.00 on November 2, 1953 and a like payment of \$20.00 on the 2nd day of each month thereafter until paid in full, with interest thereon from date at the rate of Six per cent, per annum, to be computed and paid semi-annually in advance

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 pursuant to the covenants herein and also in consideration of the further sum of Three (\$3.00) Dollars 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, his heirs, 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 Saluda Township, situate on the waters of the North Saluda River, adjoining lands formerly belonging to Wm. Cox and Sallie R. Goodwin lands, being a portion of the W.C. Goodwin Estate lands containing about one acre, and having the following metes and bounds, to-wit:

"BEGINNING on a large Red Oak (the same being a center tree on line between land formerly belonging to Wm. Cox deceased and the Estate of W. C. Goodwin, running N. 23 E. 2.24 chains to a stake; thence N. 70 W. 2.85 chains to stake; thence S. 24 W. 3.57 chains to stake in road; thence N. 86 E. 3.38 chains to the beginning."

ALSO, "All that piece, parcel or lot of land in the State and County aforesaid on waters of the North Saluda River, beginning at a large Red Oak, thence S. 86 W. 3.38 chains to a stake in road; thence along said road, S. 51 E. 3.03 chains to a stake on road; thence N. 23 W. 2.16 chains to the beginning corner, containing 1/3 acres, more or less, and being the same premises conveyed to the mortgagors by Jasper Robert Tripp by deed to be recorded."

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 herefrom, 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 and equipment, other than the usual household furniture, be considered a part of the real estate.