Route 1, Greer, South Carolina 29651

1398 874

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

FILED
GREENVILLE CO. S.C.
'75 4 10 PM
DONNIE S. TANKERSLEY
R.M.C.

MORTGAGE OF REAL ESTATE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, We, L. B. GOSNELL, JR., ALEX DAVIS, PHILIP S. ROVNER, and JACK P. DAVIS

(hereinafter referred to as Mortgagor) is well and truly indebted unto LILLIAN C. COGGINS

Route 1, Greer, South Carolina 29651

(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

FORTY FIVE THOUSAND AND NO/100---------- Dollars ($45,000.00-) due and payable

as provided on said promissory note

~~[illegible]~~ ~~[illegible]~~ ~~per centum per annum, to be paid~~

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:

1. "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, as is more fully shown on a plat entitled "Property of Mauldin Auto Parts" dated June 30, 1976, prepared by C. O. Riddle, RLS, and having, according to said plat, the following metes and bounds, to-wit:
BEGINNING at an iron pin on the southwestern side of Laurens Road, S.C. 417, at the corner of property of Milford D. Kelly 200 feet from the corner of property of Church of God and running thence with the southwestern side of Laurens Road, S.C. 417, N 62-28 W 100 feet to an iron pin; thence S 27-32 W 200 feet to an iron pin; thence S 62-28 E 100 feet to an iron pin; and thence N 27-32 E 200 feet to the point of beginning.

2. ALL that certain piece, parcel or lot of land, situate, lying, and being in the State of South Carolina, County of Greenville, as is more fully shown on a plat entitled "Property of Mauldin Auto Parts" dated June 30, 1976, and revised December 31, 1976, prepared by C.O. Riddle, RLS, and having, according to said plat, the following metes and bounds, to-wit:
BEGINNING at an iron pin at the southwestern corner of other property formerly belonging to Mauldin Auto Parts Co., Inc., located 200 feet from Laurens Road, thence S 27-32 W 60 feet to an iron pin; thence S 62-28 E 100 feet to an iron pin; running thence N 27-32 E 60 feet to an iron pin at the corner of other property formerly belonging to Mauldin Auto Parts Co., Inc.; thence with the line of said property, N 62-28 W 100 feet to the point of beginning. Being the same conveyed to the Mortgagors by deed of Mauldin Auto Parts Company, Inc., to be recorded herewith.

STATE OF SOUTH CAROLINA
SOUTH CAROLINA TAX COMMISSION
DOCUMENTARY STAMP TAX
MAY 25 '77 FEB 1977
$18.00

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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