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GREENVILLE, CO. S. C.

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

MAR 21 9 13 AM '73
DONNIE S. TANKERSLEY
R.M.C.

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

WHEREAS, Otis H. Coggins,

(hereinafter referred to as Mortgagor) is well and truly indebted unto Charles W. McCullough

(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

Five Thousand Five Hundred and No/100-----Dollars (\$ 5,500.00) due and payable

with interest thereon from March 16, 1973 the rate of 8 per centum per annum, to be paid:
In quarterly installments over a two (2) year period.

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 the northwestern side of Tussock Road, being known and designated as Lot Number 228, as shown on a Plat of Del Norte Estates, Section II, Sheet Number One, made by Piedmont Engineers and Architects, May 22, 1971, and recorded in the R. M. C. Office for Greenville County, in Plat Book 4N at Page 12, and having, according to said Plat, the following metes and bounds, to-wit:
BEGINNING at an iron pin on the northwestern side of Tussock Road, at the joint front corner of Lots 228 and 229; thence with the common line of said lots N.46-30W. 130 feet to an iron pin; thence running N.43-30E. 95 feet to an iron pin at the joint rear corner of Lots 227 and 228; thence with the common line of said Lots, S.46-30E. 130 feet to an iron pin on the northwestern side of Tussock Road; thence with the line of said Tussock Road S.43-30W. 95 feet to the point of beginning.

This mortgage is junior and subordinate to that certain mortgage heretofore given by Robert W. Dilworth, Jr. and Betty S. Dilworth to First Federal Savings and Loan Association recorded in the R. M. C. Office for Greenville County, South Carolina in Mortgage Book 1230 at Page 247

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.