

FILED
GREENVILLE CO. S.C.

MAR 16 12 07 PM '84

MORTGAGE

DONNIE S. TANKERSLEY
R.H.C.

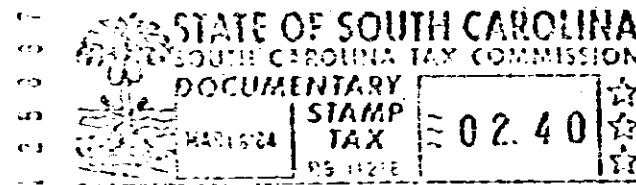
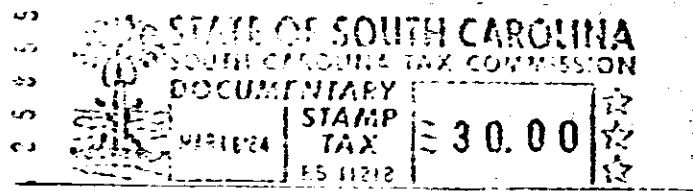
THIS MORTGAGE is made this 15th day of March,
1984, between the Mortgagor, W. EUGENE COGGIN and NANCY W. COGGIN,
(herein "Borrower"), and the Mortgagee, First Federal
Savings and Loan Association of South Carolina, a corporation organized and existing under the laws of
the United States of America, whose address is 301 College Street, Greenville, South Carolina (herein
"Lender").

WHEREAS, Borrower is indebted to Lender in the principal sum of EIGHTY-ONE THOUSAND &
NO/100 (\$81,000.00) Dollars, which indebtedness is evidenced by Borrower's
note dated March 15, 1984, (herein "Note"), providing for monthly installments of principal
and interest, with the balance of the indebtedness, if not sooner paid, due and payable on April 1,
1999.....;

TO SECURE to Lender (a) the repayment of the indebtedness evidenced by the Note, with interest
thereon, the payment of all other sums, with interest thereon, advanced in accordance herewith to protect
the security of this Mortgage, and the performance of the covenants and agreements of Borrower herein
contained, and (b) the repayment of any future advances, with interest thereon, made to Borrower by
Lender pursuant to paragraph 21 hereof (herein "Future Advances"), Borrower does hereby mortgage,
grant and convey to Lender and Lender's successors and assigns the following described property located
in the County of Greenville, State of South Carolina.

ALL that certain piece, parcel or lot of land situate, lying and being
in Greenville County, S.C., being shown and designated as Lot No. 124
on plat of PORTION OF SECTION TWO, RIVER DOWNS, prepared by Piedmont
Engineers, Architects & Planners, dated September 22, 1975, recorded
in the RMC Office for Greenville County, S.C., in Plat Book 5-D at
Page 91, and revised on February 11, 1976, the revised plat being
recorded in Plat Book 5-P at Page 15, and having such metes and bounds
as shown on said latter plat.

This being the same property conveyed to the Mortgagors herein by deed
of Jimmy L. Stephens to be executed and recorded of even date herewith.



which has the address of 505 Hammett Road, Greer,
(Street) (City)
S. C. 29651 (herein "Property Address");
(State and Zip Code)

TO HAVE AND TO HOLD unto Lender and Lender's successors and assigns, forever, together with all
the improvements now or hereafter erected on the property, and all easements, rights, appurtenances,
rents, royalties, mineral, oil and gas rights and profits, water, water rights, and water stock, and
all fixtures now or hereafter attached to the property, all of which, including replacements and additions
thereto, shall be deemed to be and remain a part of the property covered by this Mortgage; and all of the
foregoing, together with said property (or the leasehold estate if this Mortgage is on a leasehold) are herein
referred to as the "Property."

Borrower covenants that Borrower is lawfully seised of the estate hereby conveyed and has the right to
mortgage, grant and convey the Property, that the Property is unencumbered, and that Borrower will
warrant and defend generally the title to the Property against all claims and demands, subject to any
declarations, easements or restrictions listed in a schedule of exceptions to coverage in any title insurance
policy insuring Lender's interest in the Property.

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