

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

MORTGAGE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

I, **Holmes D. Nelson**

(hereinafter referred to as Mortgagor) SEND(S) GREETING:

WHEREAS, the Mortgagor is well and truly indebted unto **Richard F. Collins**

(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 **Seventeen Hundred Forty-four and 75/100 - - - -**

DOLLARS (\$ 1744.75)

with interest thereon from date at the rate of **Six (6%)** per centum per annum, said principal and interest to be repaid: **PAYABLE: \$10.00 on October 1, 1954, and \$10.00 per month thereafter until paid in full with full privilege of anticipation** at the rate of **Six (6%)** per cent. per annum, to be computed and paid at maturity

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, being known and designated as **Lot No. 104 on plat of property of Sans Souci Heights, recorded in Plat Book "Z" at Page 95, in the R. M. C. Office for Greenville County, and having according to said plat the following metes and bounds, to-wit:**

"BEGINNING at an iron pin on the south side of Merrilat Avenue joint front corner of Lots 104 and 105; running thence with the line of Lot 105 S. 7-36 E. 103.8 feet to an iron pin; thence with the line of Lot 135 N. 74-15 W. 105.5 feet to an iron pin on Callahan Avenue; thence with said Callahan Avenue N. 18-17 E. 90 feet to an iron pin at the intersection of Merrilat and Callahan Avenue; thence with Merrilat Avenue N. 78-40 E. 61.8 feet to beginning corner."

It is understood and agreed that this mortgage is junior in lien to a mortgage held by Fidelity Federal Savings & Loan Association in the sum of \$9000.00, of even date.

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 therefrom, 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.