

MORTGAGE OF REAL ESTATE—~~Original~~ ^{NOV 28 3 31 PM 1962} Luta M. Collins and E. C. Collins, Attorneys at Law, Greenville, S. C.

OLLIE FARNSWORTH
R. M. C.
MORTGAGE
STATE OF SOUTH CAROLINA }
COUNTY OF GREENVILLE }

TO ALL WHOM THESE PRESENTS MAY CONCERN: Luta M. Collins and E. C. Collins

(hereinafter referred to as Mortgagor) SEND(S) GREETING:
Bank of Travelers Rest and

WHEREAS, the Mortgagor is well and truly indebted unto Peoples National Bank, Greenville, SC

(hereinafter referred to as Mortgagee) as evidenced by the Mortgagor's ^{TWO} promissory notes of even date herewith, the terms of which are incorporated herein by reference, in the sum of Twenty Three Thousand Five Hundred and no/100 Dollars and Ten Thousand and no/100 Dollars (\$23,500.00 and DOLLARS (\$ 10,000.00).

with interest thereon from date at the rate of Six per centum per annum, said principal and interest to be repaid:

Two notes payable on November 21, 1963 in the sum of \$23,500.00 and \$10,000.00 respectively, with interest thereon from date at the rate of six (6%) per cent, per annum, to be computed and paid semi-annually until paid in full.

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,

All that certain piece, parcel, tract or lot of land situate, lying and being in Greenville Township, in the County of Greenville, in the State of South Carolina, about three (3) Miles from the City of Greenville, fronting on the Eastern side of the Paris Mountain Road, or new Greenville-Asheville Highway, and having the following metes and bounds, to-wit:

BEGINNING at an iron pin on the Eastern side of said new Greenville-Asheville Highway, said point being the Northwestern corner of the lot formerly owned by Mrs. Leila Hayes and also in the line of the lot now or formerly owned by G. A. Neal, and running thence with the line of the Neal lot in an Easterly direction 254.4 feet to an iron pin on the Western side of Cherrydale Drive; thence with the Western side of Cherrydale Drive, S. 4-30 E. 160 feet to a pin; thence in a Westerly direction and in a straight line 261 feet, more or less, to a pin on the Eastern side of said new Greenville-Asheville Highway, which pin is 210 feet South from the beginning point; thence in a Northerly direction along the Eastern side of said new Greenville-Asheville Highway, 210 feet to the Beginning corner.

Being the same property conveyed to P. J. Collins by deed recorded in Deed Book 180 at page 22; the said P. J. Collins died intestate on February 14, 1960, leaving as his only heirs his two sisters, Luta M. Collins and Buffie Collins Moore and the said Buffie Collins Moore conveyed her interest in the property to the mortgagors by deed to be recorded herewith.

This mortgage is executed as security for the two notes recited above and shall secure each note pro-rata without preference or priority.

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.