

GREENVILLE CO. S. C.

Aug 27 3 49 PM '69

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STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

OLLIE FARNSWORTH
R. M. C.

MORTGAGE OF REAL ESTATE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, D. G. & W., INC.

(hereinafter referred to as Mortgagor) is well and truly indebted unto JAMES H. COLLINS, JR.

(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 Four Thousand and no/100-----

-----Dollars (\$4,000.00) due and payable

upon demand.

with interest thereon from date at the rate of 7% per centum per annum, to be paid: annually

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, Saluda Township, on the Northeast side of U. S. Highway No. 25 (Poinsett Highway), about 20 miles North from Greenville, and having, according to a plat of survey made by J. C. Hill, surveyor, September 17, 1956, the following metes and bounds, to-wit:

BEGINNING on an iron pin on the E/S of U. S. Highway No. 25, and running with said Highway, N 15-20 E, 224.5 feet; thence continuing with said Highway, N 10-30 E, 251.3 feet; thence continuing with said Highway, N 10-00 W, 218.5 feet to an iron pin; thence S 78-00 E, 220.2 feet to a W. Pine; thence N 88-15 E, 835 feet to an iron pin; thence due North 296 feet to an iron pin in branch; thence following branch as line in a Northeasterly direction, 1,080 feet, more or less, to a fork in branch; thence N 81-45 E, 415 feet to an iron pin; thence S 04-30 W, 462 feet to an iron pin in road; thence S 47-30 W, 1,108.8 feet to an iron pin; thence S 05-00 E, 726 feet to an iron pin; thence N 68-45 W, 653.4 feet to an iron pin; thence S 84-00 W, 747.3 feet to the point of beginning, containing 37.08 acres, more or less, and being subject to such right-of-ways or easements as may have been previously given.

Together with all and singular rights, members, hereditaments, and appurtenances to the same belonging in any way incident or appertaining, and of all 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 such 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.