

GREENVILLE CO. S. C.

APR 10 10 52 AM '80

WILSON
H.C.

BOOK 1501 PAGE 31

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

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

WHEREAS, I, HOLLIS E. WILSON

(hereinafter referred to as Mortgagor) is well and truly indebted unto BUFORD E. COLLINGS, 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 TWENTY NINE THOUSAND and No/100-----

----- Dollars (\$ 29,000.00) due and payable according to the terms of the note for which this mortgage stands as security.

with interest thereon from date at the rate of 11% per centum per annum, to be paid: monthly

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, in Gantt Township, being known and designated as Lot No. 276, Section B, according to a plat of property of Woodfields, Inc., prepared by Piedmont Engineering Service, March 1, 1952, and recorded in the RMC Office for Greenville County in Plat Book 2 at Page 121, and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the northerly side of Foxhall Road at the joint front corner of Lots 275 and 276, and running thence along the joint line of said lots, N. 1-45 E. 175.4 feet to an iron pin in rear line of Lot 280; thence turning and running along the rear line of said lot, S. 51-37 W. 55 feet to an iron pin, joint rear corner of Lots 277, 279, 280 and 276, S. 8-32 W. 131.6 feet to an iron pin on the northerly side of Foxhall Road; thence turning and running along the northerly side of Foxhall Road, S. 84-09 E. 90 feet to the point of beginning.

This is the same property conveyed to the mortgagor herein by deed of the mortgagee herein, dated April 10, 1980, and recorded simultaneously herewith.

Mortgagee's address: 605 Kingston Circle, Virginia Beach, Va. 23452.

This is a purchase money mortgage. This mortgage is assignable.

RECORDED

APR 10 1980
GREENVILLE COUNTY, S.C.
HOLLIS E. WILSON
BUFORD E. COLLINGS, JR.

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.

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