

1948:

All that piece, parcel or lot of land on the eastern side of St. Mark Road, being the northernmost portion of Tract No. 1 of property of Mrs. Eva H. Collins:

BEGINNING at a point near the center of St. Mark Road, at corner of property now or formerly belonging to J. S. Bull (an iron pin being approximately 10.8 feet from the edge of said road), and running thence along the line of property of J. A. Bull, N. 61-25 E. 392 feet to an iron pin; thence still along line of property of J.A. Bull S. 67-40 E. 50 feet to an iron pin; thence on a line through said tract No. 1 approximately S. 55 W. 415 feet, more or less, to a point in center of St. Mark Road; thence along the center of said road, N. 31-15 W. 70 feet to the beginning corner.

This property was conveyed by Mack A. Ashmore to Eva H. Collins by deed dated August 5, 1949, and recorded in the R. M. C. Office for Greenville County in Deed Volume 391 at page 435.

ALSO:

All that other certain piece, parcel or lot of land situate, lying and being in the State and County aforesaid, Chick Springs Township, being shown as Lot No. 3 on plat above referred to, and having the following courses and distances, to-wit:

BEGINNING on a stake in the Sudduth Road (which is 151 feet West from the St. Mark Road), and on the line of Mack A. Ashmore's lot, and runs thence with the said line S. 62-15 W. 555.2 feet to a stake on the Andrew Monk line; thence with the said line N. 78-45 W. 95 feet to a point in the center of the Sudduth Road; thence with the said road N. 58-42 E. 42 feet to a bend; thence N. 43-27 E. 300 feet to a bend; thence N. 82-09 E. 132 feet to a stake in the said road and joint corner of Lot No. 4; thence continuing with the said road N. 77-09 E. 173 feet to a bend; thence N. 85-55 E. 100 feet to the beginning corner, and containing one (1) acre, more or less.

This is a portion of the property conveyed by Mrs. Eva H. Collins, widow of J. M. Collins, Frank Collins and Mrs. Clara Collins Ashmore, children of J. M. Collins, by deed dated December 29, 1948, and recorded in the R.M.C. Office for Greenville County in Deed Volume 369 at page 268.

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.

TO HAVE AND TO HOLD all and singular the said premises unto the Mortgagee, its successors and assigns forever.

The Mortgagor covenants that he is lawfully seized of the premises hereinabove described in fee simple absolute, that he has good right and lawful authority to sell, convey, or encumber the same, and that the premises are free and clear of all liens and encumbrances whatsoever. The Mortgagor further covenants to warrant and forever defend all and singular the premises unto the Mortgagee forever, from and against the Mortgagor and all persons whomsoever lawfully claiming the same or any part thereof.

The Mortgagor covenants and agrees as follows:

1. That he will promptly pay the principal of and interest on the indebtedness evidenced by the said note, at the times and in the manner therein provided.

2. That this mortgage shall secure the Mortgagee for such further sums as may be advanced hereafter, at the option of the Mortgagee, for the payment of taxes, insurance premiums, public assessments, repairs or other purposes pursuant to the covenants herein, and also any further loans, advances, readvances or credits that may be made hereafter to the Mortgagor by the Mortgagee; and that all sums so advanced shall bear interest at the same rate as the Mortgage debt and shall be payable on demand of the Mortgagee, unless otherwise provided in writing.