JAN 24 3 12 PM 1968

MORTGAGE OF REAL ESTATE—Mann, Foster, Johnston & Ashmore, Attorneys at Law, Justice Building, Greenville, S. C.

OLLIE FARNSWORTH
R. M.C.

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

MORTGAGE OF REAL ESTATE

BOOK 1082 PAGE 359

TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, We, L. Rex Collins, Jr. and Beverly M. Collins

(hereinafter referred to as Mortgagor) is well and truly indebted unto Mary C. Lowe and J. Fletcher Lowe

(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 ---Eight Thousand and No/100 ($8,000.00)---------- Dollars ($ 8,000.00) due and payable

Four Thousand and No/100 ($4,000.00) Dollars to be paid one year from date hereof and the balance of Four Thousand and No/100 ($4,000.00) Dollars due and payable two years from date hereof with right to anticipate payment of principal in any amount without penalty,

with interest thereon from date at the rate of 6½ per centum per annum, to be paid: semi-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, on the northeastern side of Huntington Road, and being shown and designated as Lot 55 on a plat entitled Property of Beverly M. Collins and L. Rex Collins, Jr., dated January 22, 1968, by Piedmont Engineers and Architects, recorded in the RMC Office for Greenville County in Plat Book VVV at Page 197, and has according to said plat the following metes and bounds, to-wit:

BEGINNING at a point on the northeastern side of Huntington Road, joint front corner of Lots 56 and 55, and running thence along the joint line of said lots, N. 76-06 E. 207.2 feet to a point; thence running N. 75-22 E. 145 feet to a point; thence running S. 8-20 E. 196.3 feet to a point; thence running S. 64-0 W. 300 feet to a point on Huntington Road; thence running along Huntington Road, N. 22-33 W. 260 feet to the point of beginning.

This being the same property conveyed to Beverly M. Collins and L. Rex Collins, Jr. by Mary C. Lowe and J. Fletcher Lowe by deed of even date herewith.

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 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.