" !! E CO. S. C. EC 1515 PAGE 231 c/o mortgagee: Collins Cadillac DONNIE 5. TANKERSLEY MORTGAGE OF REAL ESTATE 106 Augusta Street Greenville, S.C. 29601

STATE OF SOUTH CAROLINA COUNTY OF Greenville

TO ALL WHOM THESE PRESENTS MAY CONCERN:

Sunbelt Properties, Inc. WHEREAS.

(hereinafter referred to as Mortgagor) is well and truly indebted unto Bobby J. Collins and Jack Ervin Collins

(hereinafter referred to as Mortgagoe) as evidenced by the Mortgagoe's promissory note of even date herewith, the terms of which are incorporated herein by reference, in the sum of ELEVEN THOUSAND THREE HUNDRED SIXTY and NO/00 -----Dollars (\$11,360.00) due and payable

In sixty (60) monthly installments of \$239.97 ; first payment due October 1, 1980 and due on the same day of each month thereafter until paid in full;

Mortgagor to have right of pre-payment without penalty;

with interest thereon from date

ø 3 at the rate of 9 3/4

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 pressiums, public assessments, repairs, or for any other purposes:

NOW, ENOW 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 Mortgagoe at any time for advances made to or for his account by the Mortgagoe, and also in consideration of the further sum of Three Dollars (\$3.00) to the Mortgagor in hand well and truly paid by the Mortgagoe at and the sum of the su 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, bying and being in the State of South Carolina, Councy of Greenville, being shown as the property of Godfrey on a plat of subdivision known as Shady Grove, prepared by C.C. Jones, October 20, 1953 and recorded in Plat Book EE at Page 53, and containing 1.63 acres and being more particularly described as follows:

BEGINNING at an iron pin on the east side of Base Drive, formerly Old U.S. Highway 25, at the corner of the Langdale property, and running thence with the east side of Base Drive, N. 0-46 W. 170 feet to iron pin on south side of Shady Grove Street; thence with said street, N. 89-19 E. 448 feet to iron pin; thence S. 0-41 E. 96.5 feet to an iron pin; thence S. 89-19 W. 29 feet to an iron pin; thence S. 0-41 E. 57.8 feet to iron pin in line of Langdale property; thence with said property, S. 87-08 W. 419.5 feet to the point of RECINNING BEGINNING.

This is the identical property conveyed to the mortgagor by deed of Bobby J. Collins and Jack Ervin Collins, to be recorded of even date herewith.

> IATE OF SOUTH CAROLINA DOCUMENTARY

Together with all and singular rights, members, heredstaments, and apportenances to the same belonging in any all of the roots, issues, and profits which may arise or be had therefrom, and including all heating, plumbing, and lighting futures now or hareafter attached, connected, or fitted thereto in any manner; it being the intention of the parties hereto that all rich futures and equipment, other than the schold furniture, be considered a part of the real estate.

The Modgagor covenants that it is lawfully seized of the premises heireinabove described is see 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 heas and encumbrances ancept as provided herein. The Mortgager further coverants to warrant and forever defend all and singular the said premises unto the Mortgages forever, from and against the Mortgager and all persons whomsomer lawfully claiming the same or any part thereof.

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