

MORTGAGE OF REAL ESTATE -

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

0. S. C.

MORTGAGE OF REAL ESTATE

BOOK 1523 PAGE 569

amount financed \$4837.00

TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, I, Ida Bell Collins

(hereinafter referred to as Mortgagor) is well and truly indebted unto Ternplan Inc. of South Carolina
107 E. North Street
Greenville, S.C. 29601

(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

Seven Thousand Five Hundred Eighty Six and 35/100----- Dollars (\$ 7,586.35) due and payable in one (1) payment of One hundred Fifty Two and 35/100 (\$152.35) dollars and fifty nine (59) payments of One hundred Twenty Six and no/100 (126.00) dollars commencing on the 5th day of December, 1980, due and payable on the 5th day of each month thereafter until paid in full.

with interest thereon from October 24, 1980 at the rate of 19.19 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:

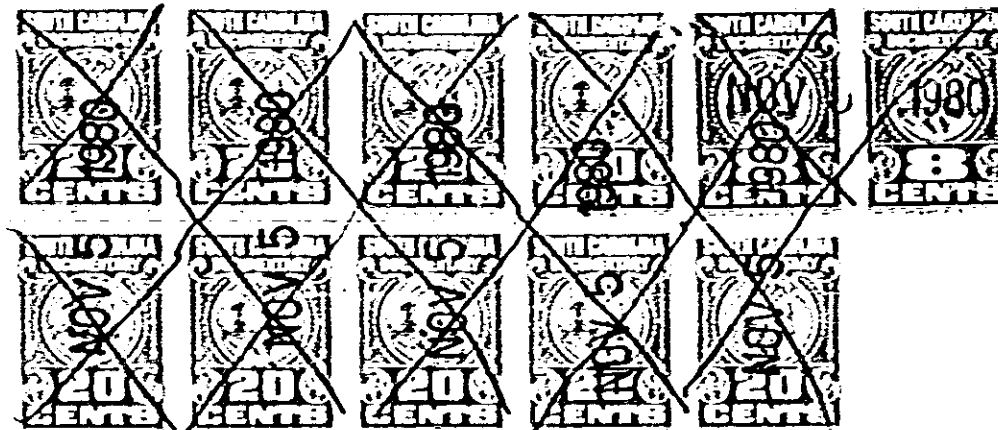
NOW, KNOW ALL MEN, That the Mortgagor, in consideration of the aforesaid debt, and in order to secure the payment thereof, and of any other and further sums for which the Mortgagor may be indebted to the Mortgagee at any time for advances made to or for his account by the Mortgagee, and also in consideration 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, in the city of Greenville, on the southwest side of Maggie

Street, being known and designated as Lot #6, on plat of Fairfield Place, prepared by L. P. Slattery, November, 1952, recorded in the RMC Office for Greenville County in Plat Book BB at page 141 and being more particularly described as follows:

Beginning at an iron pin on the southwest side of Maggie Street, front corner of Lot # 8, and running thence with the line of said lot S. 53-50 W. 160 feet to an iron pin at the rear corner of Lots # 8, 21, and 23, thence with line of lot #23, S. 9-15 W. 71.7 feet to an iron pin; thence S. 80-45 E. 41.2 feet to an iron pin, rear corner of Lot #4; thence with the line of said Lot N. 53-50 E. 181.7 feet to an iron pin on the Southwest side of Maggie Street; thence with the southwest side of said street N. 36-10 W. 80 feet to the beginning corner.

DERIVATION: Maggie Drummond King 3-20-57 Book 573 Page 277.



Together with all and singular rights, members, hereditaments, and appurtenances to the same 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, electrical, 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.

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