

State of South Carolina )  
County of Greenville )

Third Party Mortgage

GREENVILLE CO. S.C.

VOL 1843 CASE 118

Words Used In This Document

- (A) Mortgage—This document, which is dated January 9, 19 84, will be called the "Mortgage".
- (B) Borrower—P.E. Collins Electric Company, and Jennings B. Collins Jr., and Cheryl K. Collins will be called "Borrower" and refers to the person(s) who signed the Note.
- (C) Mortgagor—The above named borrowers will sometimes be called "Mortgagor" and sometimes simply "I", "Me", "my", "mine", "myself", and "us" refer to the Mortgagor.
- (D) Lender—The South Carolina National Bank will be called "Lender" and sometimes simply "you", "Your" and "yours" refer to Lender. Lender is a national banking association which was formed and which exists under the laws of the United States of America.

Lender's address is P.O. Drawer 969, Greenville, South Carolina 29602

- (E) Note—The note, note agreement, or loan agreement signed by Borrower and dated January 6, 1984 will be called the "Note". The Note shows that the Borrower has promised to pay Lender

- 12000.00 Dollars plus finance charges or interest at the rate of 14 % per year
- \_\_\_\_\_ Dollars plus a finance charge of \_\_\_\_\_ Dollars
- which the Borrower has promised to pay in full by December 1, 1985 1-9-86
- If this box is checked, finance charges or interest under the Note will be deferred, accrued, or capitalized.

- (F) Property—The property that is described below in the section entitled "Description Of The Property" will be called the "Property".

My Transfer To You Of Rights In The Property

On this date, because you loaned the Borrower the money for which the Borrower gave you the Note, I mortgage, grant and convey the Property to you, your successors and assigns, subject to the terms of this Mortgage. This means that by signing this Mortgage, I am giving you those rights that are stated in this Mortgage and also those rights that the law gives to lenders who hold mortgages on real property. I am giving you these rights to protect you from possible losses that might result if:

- (A) the Borrower fails to pay all the amounts that the Borrower owes you as stated in the Note and any future advances made under Paragraph 17 of this Mortgage.
- (B) the Borrower fails to keep all of the other promises and agreements under the Note.
- (C) I fail to keep the promises and agreements which I make in this Mortgage.

This Mortgage secures any renewals, extensions, and/or modifications of the Note.

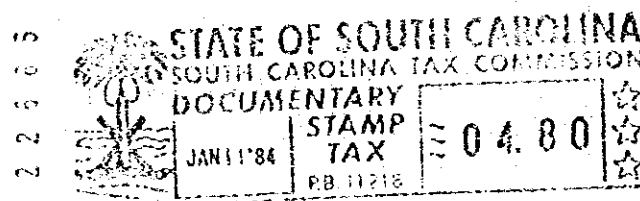
Description Of The Property

- (A) The Property which I mortgage, grant, and convey to you, your successors and assigns, is located in Greenville County and has the following legal description:

ALL that piece, parcel or lot of land situate, lying and being in Bates Township, Greenville County, South Carolin, and being shown as a part of Tract No.5 on a plat of the D.P. Stokes Estate prepared by H.S. Brockman, March 15, 1949, and according to said survey, having the folowing metes and bound, to-wit:

BEGINNING at a point in the center of State Park Road, (Highway No.253) at the corner of property now or formerly of Ezel Styles, and running thence with the center of said road, S. 55-13 E. 420 feet to a point in the center of said road, thence with Woods Creek, S.84-40 W., 420 feet to a point, thence N 14-35 E. 290 feet to a point in the center of State Park Road, the point of beginning and containing 1.54 acres, more or less.

See Attached Page.



The Property also includes the following:

- (B) All buildings and other improvements that are located on the property described in paragraph (A) of this section;
- (C) All rights in other property I have as owner of the property described in paragraph (A) of this section. These rights are known as "easements, rights and appurtenances attached to the property";
- (D) All rents or royalties from the property described in paragraph (A) of this section;
- (E) All mineral, oil and gas rights and profits, water, water rights and water stock that are part of the property described in paragraph (A) of this section;
- (F) All rights that I have in the land which lies in the streets or roads in front of, or next to, the property described in paragraph (A) of this section;