

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

REC'D S.C.
FEB 23 1982
MORTGAGE OF REAL ESTATE
WILSON

BOOK 1564 PAGE 229

TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, We, Freddie C. Collins and Michael H. Collins

(hereinafter referred to as Mortgagor), is well and truly indebted unto
S. B. Collins

(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 Thirty Thousand and No/100 Dollars (\$30,000.00) due and payable in equal annual instalments of Ten Thousand (\$10,000.00) Dollars, each, commencing March 1, 1982, and a like amount payable on the 1st day of March each and every year thereafter until paid in full.

with interest thereon from date at the rate of N.A. per centum per annum, to be paid: N.A.

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, being shown and designated as a portion of Section B, Oak Hill on a plat entitled "Property of S. B. Collins prepared by C. C. Jones, Engineers dated January 24, 1978, recorded in the RMC Office for Greenville County, South Carolina, in Plat Book 6-J, page 77, and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the eastern side of Oak Hill Drive, joint front corner of property herein described and Lot 34; running thence along common line, S. 48-39 E. 150 feet to an iron pin; thence turning and running, S. 41-21 W. 160 feet to an iron pin; thence turning and running, S. 3-13 W. 213.4 feet to an iron pin; thence turning and running S. 44-00 E. 119.2 feet to an iron pin; thence turning and running S. 37-48 W. 41 feet to an iron pin; thence S. 46-00 W. 84.4 feet to an iron pin on the northern side of Oak Hill Drive; thence turning and running with the right of way of Oak Hill Drive, S. 44-33 E. 50 feet to an iron pin joint front corner of property herein described and property now or formerly of Wilson; thence turning and running along common line of property herein described and property of Wilson, N. 45-27 E. 84.4 feet to an iron pin; thence N. 33-48 E. 77.9 feet to an iron pin; thence N. 22-09 E. 51.8 feet to an iron pin; thence turning and running S. 67-51 E. 150 feet to an iron pin; thence turning and running N. 22-09 E. 402 feet, more or less, to an iron pin; thence turning and running, N. 63-09 W. 122 feet more or less; thence N. 55-48 W. 104.4 feet to an iron pin; thence N. 42-03 W. 214 feet to an iron pin on the eastern side of Oak Hill Drive; thence turning and running along right of way of Oak Hill Drive, S. 41-21 W. 154.5 feet to an iron pin, point of beginning.

This is the same property conveyed to Freddie C. Collins and Michael H. Collins by deed from S. B. Collins which is recorded simultaneously herewith, on February 23, 1982, in the RMC Office for Greenville County.

REC'D - 2 FEB 23 1982 010

STATE OF SOUTH CAROLINA
DOCUMENTARY
FEB 23 1982
STAMP
12.00

Together with all and singular rights, members, hereditaments, and appurtenances to the same belonging in any way incident or appertaining, and of all 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.

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