MORTGAGE OF REAL ESTATE

TEC 10 15 PH 180 ALL WHOM THESE PRESENTS MAY CONCERN:

W. Hichael Padgett WHEREAS,

(hereinafter referred to as Mortgagor) is well and truly indebted unto Charles H. Collins, 323 Elizabeth Drive,

Greenville, S. C. 29615

(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 Dollars (\$ 35,000.00 ) due and payable Thirty-five Thousand and No/100-----

in accordance with the terms of said promissory note;

date with interest thereon from

ten (10%) per centum per annum, to be paid: monthly at the rate of

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, require, 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 indekted 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 Mortgager 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 Mortgager, its successors and assigns:

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COF SOUTH CAROLINA CALOUNA TAX COMMISSION DOCUMENTARY

ALL that certain piece, parcel or lot of land situate, lying and being in the State of South Carolina, County of Greenville, in O'Neal Township, being known and designated as Lots 19 and 20 of MOUNTAIN CREST ESTATES, according to a plat of Thomas E. Young, Sr. dated April 4, 1963, and recorded in the R.H.C. Office for Greenville County, South Carolina, in Plat Book YY, at page 135, reference to which is hereby made for a more complete description by metes and bounds.

ALSO: All that certain piece, parcel or lot of land situate, lying and being in the State of South Carolina, County of Greenville, and being shown and designated as 12.20 acres more less, on a map of D. P. Stokes Estate, said acreage being as Tract 7, on a plat having been made by H. S. Brockman, dated March 15, 1949, and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at a point in the center of S. C. Highway 253, joint front corner of Tracts 3, 5, 6 and 7 and running thence the following courses and distances: N. 32-45 E. 75 feet, S. 48-10 E. 965 feet, S. 86-30 E. 909 feet, S. 1-05 W. 156 feet, S. 6-55 E. 231 feet, S. 29-30 E. 185 feet, S. 55-30 W. 146 feet, thence 19 feet; thence N. 82-45 W. 92 feet, N. 79-37 W. 170 feet, thence with the center of the aforementioned said highway the following courses and distances: N. 55-13 W. 421 feet, N. 52-48 W. 200 feet, N. 50-38 W. 200 feet, N. 48-38 W. 200 feet, N. 46-38 W. 200 feet, N. 40-22 E. 86 feet, N. 39-08 W. 100 feet, N. 46-43 W. 200 feet, N. 61-03 W. 174.5 feet and N. 56-15 W. 66 feet to a point in the center of said state highway, the point and place of beginning.

ALSO: All certain piece, parcel or lot of land situate, lying and being in the State of South Carolina, County of Greenville, in the Little Texas Community, just off State Park Road and being shown and designated as Tract I on plat entitled "Sasso Property" prepared by Piedmont Engineering Service dated October 2, 1961 and recorded in the R.M.C. Office for Greenville County, S. C., in Plat Book YY at page 27, reference to which is hereby made for a more complete description by metes and bounds.

This is the same property conveyed to the Mortgagor by C. H. Collins (also known as Charles H. Collins) by deed of even date, recorded herewith.

This is a second mortgage, being junior in lien to the mortgage of even date to American Federal Savings and Loan Association, recorded 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 fittures 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 soized of the premises heireinabove 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.

GREENVILLE OFFICE SUPPLY CO. INC.

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THE RESERVE OF