

MORTGAGE OF REAL ESTATE—OFFICE OF RECORDER OF DEEDS, GREENVILLE, S. C. GREENVILLE CO. S. C. Arnold & Thomason, Attorneys at Law, Greenville, S. C.

FILED JUL 20 3 23 PM '69

OLLIE FARNSWORTH R. M. C.

STATE OF SOUTH CAROLINA } COUNTY OF GREENVILLE }

MORTGAGE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

T. WALTER BRASHIER, E. C. THOENNES, and F. RICHARD THOENNES, (hereinafter referred to as Mortgagor) SEND(S) GREETING:

WHEREAS, the Mortgagor is well and truly indebted unto RICHARD F. 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 Thirteen Thousand and No/100

----- DOLLARS (\$13,000.00), with interest thereon from date at the rate of 7 per centum per annum, said principal and interest to be repaid: at the rate of One Hundred and No/100 (\$100.00) Dollars per month beginning September 1, 1969 with a like payment due on the first day of each month thereafter until paid in full with the privilege of anticipating any part or all at any time without penalty.

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, Greenville Township, lying on the New Buncombe Road between Creswood Drive (formerly Old Thompson Road) and Langston Creek, in the Ethel Y. Perry subdivision situate in the Sans Souci section of Greenville County about three miles north of the city; the said lot being known and designated as Lot 1-A according to plat recorded in the RMC Office for Greenville County in Plat Book DD, Page 79. According to said plat, the property is more fully described as follows:

BEGINNING at an iron pin on the eastern side of S. C. Highway Department right-of-way on New Buncombe Road at the joint corner of Lots No. 2 and 1-A; thence with the eastern side of said Highway right-of-way, S 39-10 E 75 feet to an iron pin; thence N 51-00 E 128.1 feet to an iron pin at the joint rear corner of Lots No. 1-A and 1-B; thence with the rear line of Lot 1-B, N 39-10 W 62.2 feet to an iron pin at the joint rear corner of Lots No. 1-A and 1-B; thence with the southern line of Lot No. 2, S 56-29 W 128.7 feet to an iron pin, the point of beginning.

ALSO, all that piece, parcel or lot of land in Greenville Township, Greenville County, State of South Carolina, on Creswood Drive (formerly Old Thompson Road) between New Buncombe Road and Langston Creek in the Ethel Y. Perry Subdivision situate about three miles north of the city in the Sans Souci Section being known and designated as Lot 1-B according to plat recorded in the RMC Office for Greenville County in Plat Book DD, Page 79. According to said plat the property is more fully described as follows:

BEGINNING at an iron pin on the western edge of Creswood Drive at the joint front corner of Lots No. 2 and 1-B; thence with the western edge of said Drive, S 13-48 E 60 feet to an iron pin; thence S 51-00 W 60.8 feet to the rear corner of Lots No. 1-A and 1-B; thence with the rear line of Lot 1-A N 39-10 W 62.2 feet to the joint rear line of Lots 1-A and 1-B; thence with the line of Lot No. 2, N 56-29 E 87.5 feet to the beginning corner.

Together with all and singular the rights, members, hereditaments, and appurtenances to the same belonging or 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 and any other equipment or 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.

This mortgage is given to secure a portion of the purchase price.