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STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

MORTGAGE OF REAL ESTATE

ALL WHOM THESE PRESENTS MAY CONCERN:
DONNIE S. TANKERSLEY
R.M.C.

WHEREAS, Bobby Joe Collins and Jack E. Collins

(hereinafter referred to as Mortgagor) is well and truly indebted unto R. C. Collins, Jr.

(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

Ninety One Thousand, Two Hundred Thirty Five and No/100-Dollars (\$ 91,235.00) due and payable

\$45,617.50 plus interest shall be paid on January 10, 1980 and the balance of
\$45,617.50 plus interest shall be paid on January 10, 1981, together

with interest thereon from date at the rate of ten per centum per annum, to be paid: January 10, 1980
and January 10, 1981

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

All those pieces, parcels or lots of land with all improvements thereon situate, lying and being in the State of South Carolina, County of Greenville, within the corporate limits of the City of Greenville being shown on the County Tax Maps as Sheet 88, Block 1, Lots 12.1, 16, and 17 and as Sheet 90, Block 1, Lots 4, 6, 31, 32 and 33 and being described as follows:

Sheet 88, Block 1, Lots 12.1, 16 and 17:

BEGINNING at a point on the northwestern side of Augusta Street at the joint front corner of Lots 15 and 16 as shown on Sheet 88, Block 1 of the County Tax Maps and running thence with the the joint line of said lots N. 57-30 E. 160 feet to an iron pin; thence S. 31-51 W. 186 feet to a point in the line of Lot 13.1 according to said tax map; thence N. 58-08 W. 84.8 feet to a point; thence N. 19-52 W. 151.9 feet to an iron pin at the corner of Lot 12 on said tax map; thence N. 70-04 E. 119.5 feet to a point; thence S. 57-25 E. 37.6 feet to a point; thence N. 45-00 E. 25.25 feet to a point; thence N. 29-00 W. 21 feet to a point at the corner of Lot 10 as shown on said tax map; thence with the line of Lot 10 N. 69-00 E. approximately 111 feet to a point in the line of Lot 9 as shown on said tax map; thence with the line of Lot 9 S. 49-10 E. 19.3 feet to a point in the line of Lot 18.1 as shown on said map; thence S. 49-50 W. 37.66 feet to a point at the corner of Lot 18.1; thence with the line of Lot 18.1 S. 62-00 E. 189 feet to a point on the northwestern side of Augusta Street; thence with said street S. 35-00 W. 102.83 feet to a point at the corner of Lot 16; thence continuing with Augusta Street S. 32-15 W. 62 feet to the beginning corner. Said parcels are the same acquired by R. C. Collins by the following deeds recorded in the RMC Office for Greenville County: Vol. 208 at Page 257, Vol. 313 at Page 147, Vol. 853 at Page 581, Vol. 203 at Page 154, and Vol. 313 at Page 145. The said R. C. Collins, Jr. acquired his one-fourth interest in the above described property through the Will of his Father, R. C. Collins, who died August 8, 1970, as more fully appears in the Will of R. C. Collins filed in the Office of Probate Court for Greenville County, S. C. in Apartment 1141 at File 19.

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Sheet 90, Block 1, Lots 4, 6, 31, 32 and 33:

BEGINNING at an iron pin on the southwestern side of University Street at the joint front corner of Lots Nos. 30 and 31 as shown on the County Tax Maps at

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 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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