

Liberty Life Insurance Company, P.O. Box 757 Greenville, SC

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

REC'D
1:05 PM '80
MCCERSLEY

PURCHASE MONEY \$1503 PAGE 890
MORTGAGE OF REAL ESTATE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, P. E. COLLINS ELECTRIC COMPANY, INC.

(hereinafter referred to as Mortgagor) is well and truly indebted unto LIBERTY LIFE INSURANCE COMPANY, a South Carolina Corporation

(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 FORTY-ONE THOUSAND FOUR HUNDRED AND NO/100-----

Dollars (\$ 41,400.00) due and payable

per terms of note mentioned above.

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, situate, lying and being on the western side of Commerce Drive, being known and designated as Lot 4 on a plat of Commerce Center Subdivision, Phase I, recorded in RMC Office for Greenville County in Plat Book 7-C at page 98, and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on Commerce Drive at the joint corner of Lots 3 and 4, and running with Commerce Drive S. 04-09-29 W. along an arc of 215 feet, the length of the chord of which is 213.20 feet to an iron pin; thence S. 44-45-04 W. 35.81 feet to an iron pin; thence N. 69-45-23 W. 484.29 feet to an iron pin on the eastern side of Smith Road; thence with Smith Road N. 21-53-39 E. 250 feet to an iron pin on the eastern side of Smith Road; thence with the joint line of Lots 3 and 4, S. 68-06-31 E. 433.07 feet to the point of beginning.

This conveyance is subject to all plats, leases, covenants, restrictions, set-back lines, roadways, easements, zoning ordinances and rights of way affecting the above described property.

This is a portion of the property conveyed to the mortgagee by The South Carolina National Bank, Greenville, South Carolina Branch, Trustee for Modern Office Machines, Inc. Profit Sharing Plan Under Agreement dated March 31, 1967, by deed dated November 19, 1979, recorded November 19, 1979, in Deed Book 1115, at pages 966 and 967 in the RMC Office for Greenville County. This is also a portion of the property conveyed to mortgagee by Lloyd D. Auten by deed dated November 19, 1979 recorded November 19, 1979, in Deed Book 1115 at pages 964 and 965 of the RMC Office for Greenville County, and being conveyed to the mortgagor by deed dated May 26, 1980 and recorded in the RMC Office for Greenville County herewith.

RECORDING OFFICE
GREENVILLE COUNTY
SOUTH CAROLINA
RECEIVED
MAY 26 1980
MCCERSLEY

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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