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USL—FIRST MORTGAGE ON REAL ESTATE

OLLIE FARASACRTH

RECORDED

## MORTGAGE

1968 JAN 29 PM 4: 27

SPARTANBURG (C.

## State of South Carolina

COUNTY OF Greenville Spartanburg

To All Whom These Presents May Concern:

John Landrum Collins and

Pauline E. Collins,

(hereinafter referred to as Mortgagor) SEND(S) GREETING:

WHEREAS, the Mortgagor is well and truly indebted unto GREER FEDERAL SAVINGS AND LOAN ASSOCIATION, GREER, S. C., (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 Twelve Thousand and Two Hundred-----

DOLLARS (\$ 12,200.00), with interest thereon from date at the rate of Six and three-fourths per centum per annum, said principal and interest to be repaid as therein stated, and (6-3/4%)

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 purpose;

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, Oneal Township, about three miles northwest of Greer, lying west from Highway No. 101, and having the following courses and distances: BEGINNING on a stake in the northeast intersection of the two new streets and on the right of-way of 50 foot streets, and runs thence N. 86-13 E., 175 feet to an iron pin on the northern margin of the right-of-way; thence N. 13-24 W. 154.9 feet to an iron pin, new corner and line; thence S. 78-45 W. 130 feet to an iron pin on the eastern margin of the other new street; thence with the eastern margin of this street, S. 4-51 W. 137.5 feet to the beginning corner, containing 50/100 of an acre, more or less.

ALSO, all of those parcels or lots of land in Campobello Township, Spartanburg County, S. C., and having the following courses and distances: BEGINNING on a stone, the old Staggs-Ayers corner, and runs thence N. 81-35 E. 155 feet to a stake across creek; thence N. 46-30 E. 188 feet to 99 an iron pin under bridge; thence with road, N.84-10 W. 502 feet to point in road; thence S. 11-35 W. 152 feet to stone; thence S. 48 E. 207 feet to stake; thence N. 43-10 E. 137 feet to beginning corner; containing two stake; thence N. 43-10 E. 137 feet to beginning corner; containing two sacres, more or less.

ALSO, lot adjoining this tract, containing 85/100 of an acre as follows: BEGINNING on corner and runs thence S. 46-10 E. 212.5 feet to road; thence with road, S. 42-35 W. 349 feet; thence N. 11-35 E. 413 feet to the beginning corner.

The above described three parcels of property are the identical tracts and lots as follows: Deed from Cora E. Loftis to J. L. Collins recorded in the R.M.C. Office for Spartanburg County in Deed Book 14-A, at page 380; Deed to J. L. Collins from E. B. Collins and Elizabeth Collins dated June 20, 1959, recorded in the R.M.C. Office for Spartanburg County; and Deed executed to the mortgagors by S. S. Mason dated January 25, 1968, to be recorded herewith in the R.M.C. Office of Greenville County.

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.

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