

MORTGAGE OF REAL ESTATE

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

We, P. E. Collins and Dula Collins

SEND GREETING:

WHEREAS, we, the said P. E. Collins and Dula Collins

in and by our certain promissory note in writing, of even date with these presents are well and truly indebted to Gilbert M. Phillips

in the full and just sum of Twenty-four Hundred Thirty-five and No/100 (\$2,435.00) Dollars to be paid: one (1) year after date

RECORDED AND CANCELLED OF RECORD
17th DAY OF April 1946
Ollie J. Jarnum
R.M.C. FOR GREENVILLE COUNTY, S.C.
AT 11:00 O'CLOCK A.M. NO. 74221

The debt hereby secured is paid in full and the Lien of this instrument is cancelled
16th of April 1947
By J. H. Graves, Estate
Witness: J. H. Graves, Greenville
Witness: H. H. Holliday

with interest thereon from date semi-annually at the rate of six (6%)

per cent. per annum, to be computed and paid until paid in full; all interest not paid when due to bear interest at same rate as principal; and if any portion of principal or interest be at any time past due and unpaid, then the whole amount evidenced by said note to become immediately due, at the option of the holder hereof, who may sue thereon and foreclose this mortgage; said note further providing for an attorney's fee of ten (10%) per cent. of the amount due thereon,

besides all costs and expenses of collection, to be added to the amount due on said note and to be collectible as a part thereof, if the same be placed in the hands of an attorney for collection, or if said debt, or any part thereof, be collected by an attorney or by legal proceedings of any kind (all of which is secured under this mortgage); as in and by the said note, reference being thereunto had, will more fully appear.

NOW KNOW ALL MEN, That the said Mortgagor, in consideration of the said debt and sum of money aforesaid, and for the better securing the payment thereof to the said Mortgagee according to the terms of the said note, and also in consideration of the further sum of Three Dollars to the said Mortgagor in hand well and truly paid by the said Mortgagee, at and before the signing of these Presents, the receipt whereof is hereby acknowledged, have granted, bargained, sold and released, and by these Presents do grant, bargain and release unto the said Mortgagee, and his Heirs and Assigns, forever, all and singular that certain piece, parcel, lot or tract of land situate, lying and being in Oneal Township, Greenville County, State aforesaid,

on the North side of Little Texas Road, in Reid School District, adjoining lands of M. Bradley, I. M. Morgan and A. O. Vaughn, et al, and having the following metes and bounds:

BEGINNING at an iron pin on the North side of Little Texas Road, thence due North 4.35 chains to Maple at head of ditch; thence down said ditch, S. 46 1/2 E. 3.14 chains to iron pin on Old Road; thence S. 31 1/2 W. 2.16 chains to iron pin at little persimmon tree; thence along Little Texas Road, S. 75 W. 1.27 chains to beginning corner, and containing 1/2 acre according to survey made by J. Earle Freeman; said premises being the same conveyed to the mortgagors by A. O. Vaughn et al by deed dated October 21, 1936, recorded in Book of Deeds 188 at Page 178.

ALSO: All that piece, parcel or lot of land in Oneal Township, Greenville County, State of South Carolina, known as a part of land conveyed to Mrs. A. O. Vaughn et al by Will of Wildran Vaughn, adjoining lands of Mr. Duncan, et al, and being more particularly described by metes and bounds as follows:

BEGINNING on a small persimmon tree on the Northern side of Little Texas Road at corner of other property of the mortgagors, and running thence N. 31 1/2 E. 2.16 chains to iron pin; thence N. 46 1/2 W. 3.14 chains to an iron pin on old line, near Maple tree; thence N. 1 1/2 W. 8.00 chains to pine tree x3; thence S. 89 E. 5.63 chains to iron pin; thence S. 5-3/4 W. 12.00 chains to Little Texas Road; thence with the Little Texas Road, S. 75 W. 2.82 chains to the beginning corner, containing 5 acres, more or less; said premises being the same conveyed to the mortgagors by Mrs. A. O. Vaughn et al by deed dated October 26, 1945, recorded in Book of Deeds 282, at Page 201.

State of South Carolina
County of Greenville
For values Received, I hereby assign and set over the within mortgage and the note which it is given to secure to J. H. Graves, this the 19th day of November 1946
Signed, sealed and delivered in the presence of
Gilbert M. Phillips
Jas L. Dove
Kathryn L. Brown