

MORTGAGE OF REAL ESTATE

State of South Carolina }
 COUNTY OF GREENVILLE }

To All Whom These Presents May Concern:

We, Robert H. Collins and Elizabeth Holtzclaw Collins SEND GREETING:

WHEREAS, we the said Robert H. Collins and Elizabeth Holtzclaw Collins in and by our certain promissory note in writing of even date with these Presents, are well and truly indebted unto the CITIZENS BUILDING AND LOAN ASSOCIATION, Greer, S. C., in the full and just sum of Three thousand and no/100 - - - - - (\$ 3,000.00) Dollars, with interest from the date hereof at the rate of seven per cent (7 %) per annum, unpaid interest to bear interest at the same rate, to be repaid in installments of

Forty-eight and no/100 - - - - - (\$ 48.00) dollars due and payable on the 5th day of each and every calendar month hereafter until the full principal sum, with interest and all costs, insurance, and expenses incurred in connection with said loan, has been paid, said monthly payments to be applied first to the payment of interest, and then to payment of principal, costs, expenses and insurance, if any, incurred; and said note further providing that if at any time any portion of the principal or interest due hereunder shall be past due and unpaid for a period of sixty (60) days, or upon failure to comply with any of the by-laws of said Association, or with any of the stipulations of this mortgage, the whole amount due under said note, shall at the option of the holder become immediately due and payable, and said note further providing for a reasonable attorney's fee besides all costs and expenses of collection, to be added to the amount due on said note, and collectible as a part thereof, if the same be placed with an attorney for collection, or if said debt, or any part thereof, be collected by an attorney or by legal proceedings of any kind.

KNOW ALL MEN BY THESE PRESENTS, That we the said Robert H. Collins and Elizabeth Holtzclaw Collins, in consideration of the said debt and sums of money aforesaid, and for the better securing the payment thereof to the said CITIZENS BUILDING & LOAN ASSOCIATION, Greer, S. C., according to the terms of the said note, and also in consideration of the further sum of Three (\$3.00) Dollars to us the said mortgagor~~s~~ in hand well and truly paid by the said mortgagee, at and before the sealing and delivery of these Presents (receipt of which is hereby acknowledged), have granted, bargained, sold and released, and by these Presents do grant, bargain, sell and release unto the said CITIZENS BUILDING AND LOAN ASSOCIATION, Greer, S. C., its successors and assigns:

That certain lot, parcel or tract of land, with all improvements now constructed thereon, or hereafter constructed thereon, situate, lying and being in the State of South Carolina, County of Greenville, Chick Springs Township, near Brushy Creek Baptist Church, lying on the western side of the Hudson Road, being bounded on the West, North by lands of W. B. Holtzclaw, on the East by the said road and lands of Dewey Tate, and on the South by lands of G. S. Vaughn (formerly C. C. Batson), and being a part of the same land that was conveyed to W. B. Holtzclaw by Deed from J. M. Holtzclaw, et al, recorded in the R.M.C. Office for Greenville County in Deed Book 259, page 66, and having the following courses and distances, to wit:

BEGINNING on a point in the center of the said road and on the G. S. Vaughn line, and runs thence with the said line S, 79-10 W. 169 feet to an iron pin, G. S. Vaughn's corner; thence a new line N. 2-20 E. 146 feet to an iron pin; thence N. 83-40 E. 140 feet to a point on the western edge of the surfacing of the said road; thence with the road S. 9-10 E. 131.5 feet to the beginning corner, and containing one-half (½) acre more or less.

Being the same lot of land conveyed to us by Deed from W. B. Holtzclaw dated July 1, 1948, recorded in R.M.C. Office for Greenville County, Vol. 352, page 309.