

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

GREENVILLE CO. S. C.
May 19 2 56 PM '69
OLLIE FARNSWORTH
R. M. C.

MORTGAGE OF REAL ESTATE

BOOK 1126 PAGE 101

TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, KINGSTON REALTY CO., INC.

(hereinafter referred to as Mortgagor) is well and truly indebted unto

JAMES HERMAN 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 **TWENTY THOUSAND TWO HUNDRED AND NO/100-----**

----- Dollars (\$20,200.00--) due and payable

On Demand

with interest thereon from date at the rate of seven (7%) per centum per annum, to be paid: semi-annually.

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, in Highland Township, on Packs Mountain Road, being known and designated as the Property of James P. McKinney, as shown on a plat thereof prepared by Terry T. Dill, dated April, 1969, and recorded in the R. M. C. Office for Greenville County in Plat Book 4 B at Page 11 and having, according to said plat, the following metes and bounds, to wit:

BEGINNING at a point in Packs Mountain Road, which point is the joint corner of property of James P. McKinney and Slatton and running thence S. 75-06 W. 177.5 feet to a point in the intersection of an access road with Packs Mountain Road; thence N. 32-56 W. 300 feet to a point; thence S. 79-34 W. 200 feet to an iron pin; thence S. 25-18 E. 168 feet to a point; thence N. 74-18 W. 712.8 feet to an iron pin; thence N. 67-32 W. 74 feet to a point; thence S. 60-22 W. 125 feet to a point; thence S. 66-06 W. 330 feet to a point; thence N. 67-59 W. 340 feet to a point; thence S. 70-34 W. 300 feet to a point; thence S. 82-24 W. 135 feet to a point; thence S. 88-32 W. 270 feet to an iron pin; thence N. 13-44 W. 88 feet to an iron pin; thence N. 18-24 E. 260 feet to an iron pin; thence N. 8-20 W. 300 feet to a point; thence N. 6-11 E. 180 feet to a point; thence N. 8-09 W. 240 feet to a point; thence N. 8-59 E. 170 feet to an iron pin; thence N. 16-18 E. 300 feet to an iron pin; thence N. 33-18 E. 214 feet to an iron pin; thence S. 79-20 E. 207 feet to a point; thence N. 62-47 E. 170 feet to a point; thence N. 78-22 E. 250 feet to a point; thence N. 40-03 E. 138 feet to a point; thence N. 67-13 E. 350 feet to a point; thence N. 73-39 E. 470 feet to a point; thence N. 60-09 E. 100 feet to an iron pin; thence S. 54-41 E. 150 feet to a point; thence S. 51-06 E. 120 feet to a point; thence S. 67-56 E. 500 feet to a point; thence S. 85-43 E. 170 feet to a point; thence S. 70-20 E. 255 feet to a point; thence S. 18-50 E. 175 feet to an iron pin; thence S. 20-50 W. 1075 feet to a stone; thence S. 26-45 E. 40 feet to an iron pin; thence S. 86-19 W. 206.5 feet to an iron pin; thence S. 26-45 E. 630 feet to the point of Beginning.

Together with all and singular rights, members, herditaments, and appurtenances to the same belonging in any way incident or appertaining, and of all 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 such 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.