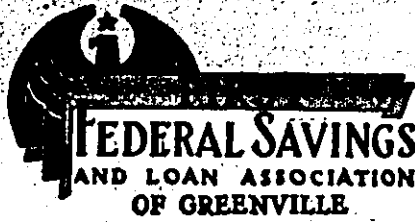


FILED
GREENVILLE CO. S. C.

BOOK 1249 PAGE 513

Feb 19 10 27 AM '72

ELIZABETH RIDDLE
R.M.C.



State of South Carolina

COUNTY OF GREENVILLE

MORTGAGE OF REAL ESTATE

To All Whom These Presents May Concern:

We, Robert H. Collins and Elizabeth Holtzclaw Collins, of Greenville County,

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

WHEREAS, the Mortgagor is well and truly indebted unto FIRST FEDERAL SAVINGS AND LOAN ASSOCIATION OF GREENVILLE, SOUTH CAROLINA (hereinafter referred to as Mortgagee) in the full and just sum of

Eight Thousand, Five Hundred and No/100----- (\$ 8,500.00)

Dollars, as evidenced by Mortgagor's promissory note of even date herewith, which note does not contain a provision for escalation of interest rate (paragraphs 9 and 10 of this mortgage provides for an escalation of interest rate under certain

conditions), said note to be repaid with interest as the rate or rates therein specified in installments of

One Hundred and 90/100----- (\$ 100.90) Dollars each on the first day of each month hereafter, in advance, until the principal sum with interest has been paid in full, such payments to be applied first to the payment of interest, computed monthly on unpaid principal balances, and then to the payment of principal with the last payment, if not sooner paid, to be due and payable 10 years after date; and

WHEREAS, said note further provides that if at any time any portion of the principal or interest due thereunder shall be past due and unpaid for a period of thirty days, or if there shall be any failure to comply with and abide by any By-Laws or the Charter of the Mortgagee, or any stipulations set out in this mortgage, the whole amount due thereunder shall, at the option of the holder thereof, become immediately due and payable, and said holder shall have the right to institute any proceedings upon said note and any collaterals given to secure same, for the purpose of collecting said principal due, and interest, with costs and expenses for proceedings; and

WHEREAS, the Mortgagor may hereafter become indebted to the Mortgagee for such further sums as may be advanced to the Mortgagor's account for the payment of taxes, insurance premiums, repairs, or for any other purpose;

NOW, KNOW ALL MEN, That the Mortgagor, in consideration of said debt and to secure the payment thereof and any further sums which may be advanced by the Mortgagee to the Mortgagor's account, and also in consideration of the sum of Three Dollars (\$3.00) to the Mortgagor in hand well and truly paid by the Mortgagee at and before the sealing 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, the following described real estate:

All that certain piece, parcel, or lot of land, with all improvements thereon, or hereafter to be constructed thereon, situate, lying and being in the State of South Carolina, County of Greenville, in Chick Springs Township, near Brushy Creek Baptist Church, lying on the western side of the Hudson Road, being bounded on the west and north by other 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 O. 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 Vol. 259, at 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 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 acre, more or less, and being the same conveyed to us by W. B. Holtzclaw by deed dated July 1, 1948 and recorded in the R. M. C. Office for Greenville County in Deed Vol. 352, Page 309.

The above described lot is shown on a plat of the W. B. Holtzclaw property recorded in the R. M. C. Office for Greenville County in Plat Book JJJ at Page 17.