

FILED
GREENVILLE CO. S. C.

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE
OCT 24 4 46 PM '73
DONNIE S. TANKERSLEY
R.N.C.

BOOK 1293 PAGE 699

MORTGAGE OF REAL ESTATE
TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, WILLIAM W. COLLINS

(hereinafter referred to as Mortgagor) is well and truly indebted unto W. ESTON THOMPSON

(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 ----- Seven Thousand Five Hundred----- Dollars (\$ 7,500.00--) due and payable

One Thousand and no/100 (\$100.00) Dollars on or before October 24, 1975 and Eighty and no/100 (\$80.00) per month, commencing December 1, 1973 and equivalent sum on the first day of each succeeding month thereafter until paid in full. The maker reserves the right to anticipate and pay off after January 1, 1974 any balance due hereunder, at any time thereafter, prior to maturity without penalty

October 24, 1973 Seven (7%) monthly on remaining balance

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, Cleveland Township, on the north side of the South Saluda River, being shown as a minor part of Tract No. 1 of the property of Mrs. Joe Bates on a plat of survey of same made by J. Coke Smith, September 28, October 6, 1936, and having, the following metes and bounds, to-wit:

BEGINNING at a point in the center of the bridge crossing the South Saluda River in State Road No. S-90 and running with the center of said road N. 59-39 W. 99.91 feet to a point; thence continuing down center of said road N. 33-27 1/2 W. 96.45 feet to a point in the center of said road; thence S. 8-15 E. 355 feet, more or less, to a point in the center of the South Saluda River; thence following the course of said river approximately 165 feet to the beginning corner on said bridge.



Together with all and singular rights, members, hereditaments, and appurtenances to the same belonging 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 now or hereafter attached, connected, or fitted thereto in any manner; it being the intention of the parties hereto that all 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.

RECORDED

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