

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

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

WHEREAS, N. Keith Collins and Rebecca F. Collins

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

(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 -----Ten Thousand Seven Hundred Forty-Five and 91/100----- Dollars (\$ 10,745.91) due and payable

as follows: one-half on each of the dates set out below,

with interest thereon from **date** at the rate of **eight** per centum per annum, to be paid: January 15, 1975, and March 1, 1976, until paid in full.

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**, located at the intersection of **Calico Court** and **Stalling Road**, and being known and designated as **Lot No. 8** as shown on plat of **Pebble Creek, Phase 1**, which plat is recorded in the **R. M. C. Office for Greenville County** in **Plat Book " 5 D "** at page **5**, and said lot having the following metes and bounds according to said plat:

BEGINNING at an iron pin on **Stalling Road** at the joint corner of **Lots Nos. 8 and 9**, and running thence with the joint line of said lots, **N. 73-44 W. 177.05 feet** to iron pin in line of **Lot No. 7**; thence with the line of **Lot No. 7**, **N. 37-06 E. 145 feet** to **Calico Court**; thence with **Calico Court** (the chord being **S. 82-38 E. 49.5 feet**) to iron pin on **Calico Court**; thence continuing with **Calico Court**, **S. 52-11 E. 98.7 feet** to iron pin; thence with **Calico Court** as it intersects with **Stalling Road**, **S. 7-11 E. 35.4 feet** to iron pin on **Stalling Road**; thence with **Stalling Road** **S. 37-49 W. 80 feet** to the beginning corner.

This is a purchase money mortgage and is junior in lien to that mortgage on the above described property which was given by **Furman Cooper** to **Fidelity Federal Savings and Loan Association of Greenville, S. C.** in the original sum of **\$52,800.00**; which mortgage is recorded in the **R. M. C. Office for Greenville County** in **Mortgage Book 1305** at page **26**.



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.

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