

FILED
GREENVILLE CO. S. C.

MAY 26 3 55 PM '77

1408 191

DONNIE S. TANBERSLEY
R.H.C.

First Mortgage on Real Estate

MORTGAGE

STATE OF SOUTH CAROLINA }
COUNTY OF GREENVILLE }

TO ALL WHOM THESE PRESENTS MAY CONCERN:

WILLIAM D. COLLINS AND EARLENE M. COLLINS

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

WHEREAS, the Mortgagor is well and truly indebted unto FIDELITY FEDERAL SAVINGS AND LOAN ASSOCIATION, GREENVILLE, S. C., (hereinafter referred to as Mortgagee) in the sum of -----
FIFTY-EIGHT THOUSAND AND NO/100THS-----DOLLARS

(\$58,000.00-----), as evidenced by the Mortgagor's note of even date, bearing interest as stated in said note, and payable as therein stated or as modified by mutual agreement, in writing, the final maturity of which is **twenty-nine** -- years after the date hereof, unless extended by mutual consent, the terms of said note and any agreement modifying it are incorporated herein by reference; and

WHEREAS, the Mortgagor may hereafter become indebted to the said Mortgagee for such further sums as may be advanced or readvanced to or for the Mortgagor's account, including advances made by the Mortgagee on other or no security:

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, containing twelve (12) acres, more or less, as shown on a plat of Wm. D. Collins and Earlene M. Collins Property prepared by Carolina Surveying Co. on May 10, 1977, and having the following metes and bounds, to-wit:

BEGINNING at a bolt in the center of Berry Road at the corner of E. D. Pirkle Estate property and running thence a new line N. 40-21 E. 988.6 feet to an iron pin North of Marrowbone Creek; thence S. 39-30 E. 331 feet to an iron pin; thence S. 9-22 W. 333 feet to an iron pin; thence S. 45-00 W. 256 feet to a point; thence S. 31-30 E. 240 feet to an iron pin on Cane Creek; thence S. 65-48 W. 312.4 feet to an old iron pin; thence S. 17-04 E. 224.2 feet to an iron pin at the intersection of Berry Road and Oak Drive; thence N. 41-16 W. 182.9 feet to a n & c in the center of Berry Road; thence N. 48-37 W. 184.4 feet along said road to a n & c; thence N. 41-17 W. 398.1 feet to the beginning corner.

THIS being the same property conveyed to the Mortgagors herein by a certain deed of Bertie Pirkle (the same as Birdie Pirkle) on or about May 21, 1977, and thereafter filed for record in the RMC Office for Greenville County on May 23, 1977, in Deed Book 1057 at Page 49.

4328 RV-21

Together with all and singular the rights, members, hereditaments, and appurtenances to the same belonging or 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 and any other equipment or 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.

4328 RV-21