

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

MORTGAGE OF REAL ESTATE

TO ALL WHOM THESE PRESENTS MAY CONCERN.

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WHEREAS, LONNIE R. COLLINS AND JULIA A. COLLINS,

(hereinafter referred to as Mortgagor) is well and truly indebted unto
SOUTH CAROLINA NATIONAL BANK

(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

--Five Thousand Nine Hundred Thirty One and No/100 --- Dollars \$5,931.00--- due and payable

in sixty (60) equal monthly installments of Ninety Eight and 85/100 Dollars (\$98.85) each commencing on the 5th day of February, 1978, and continuing on like day thereafter until paid in full

with interest thereon from date at the rate of --13%-- per centum per annum, to be paid. INTEREST INCLUDED.

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, on Sullivan Road being shown and designated as 2.45 acres, more or less, and being more particularly described in accordance with a plat entitled "Property of Lonnie R. & Julia A. Collins" dated November 17, 1977, and prepared by C. O. Riddle, RLS, to-wit:

BEGINNING at a point in the center of Sullivan Road, said point being the joint corner with the property of Masters and running thence along the center of Sullivan Road N. 25-30-32 W. 425 feet to a spike in the center of Sullivan Road; thence leaving Sullivan Road and running along the joint property line of Sue C. King N. 59-26-28 E. 503.75 feet to an iron pin in the joint property line of Masters and having crossed an iron pin at 18.4 feet from the beginning; running thence along the joint property line of Masters S. 21-24 W. 686.95 feet to the point of beginning and having crossed an iron pin 34.3 feet from said point.

This being the same property which the Mortgagor herein received by deed of Sue C. King dated November 22, 1977 and recorded on November 25, 1977, in the R.M.C. Office for Greenville County in Deed Book 1069, at Page 65.

Together with all and singular rights, members, hereditaments, and appurtenances to the same belonging in any way incidental 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.

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