

State of South Carolina

County of GREENVILLE

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GREENVILLE, S.C.

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JOHN E. JENNERSLEY  
R.M.C.

EOSTER & RICH

Mortgage of Real Estate



BOOK 1524 PAGE 171

THIS MORTGAGE made this 14th day of November, 1980

by Fred J. Collins, Jr.

(hereinafter referred to as "Mortgagor") and given to SOUTHERN BANK & TRUST CO.

(hereinafter referred to as "Mortgagee"), whose address is P. O. Box 1329, Greenville, South Carolina 29602

WITNESSETH:

THAT WHEREAS Fred J. Collins, Jr. is indebted to Mortgagee in the maximum principal sum of One Hundred Sixty Thousand and No/100 Dollars (\$160,000.00), which indebtedness is evidenced by the Note of Fred J. Collins, Jr. of even date herewith, said principal together with interest thereon being payable as provided for in said Note, the final maturity of which is November 1, 1985 after the date hereof, the terms of said Note and any agreement modifying it are incorporated herein by reference.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS that the said Mortgagor, for and in consideration of the aforesaid indebtedness and in order to secure the payment thereof together with any renewals or extensions or modifications thereof upon the same or different terms or at the same or different rate of interest and also to secure in accordance with Section 29-3-50, as amended, Code of Laws of South Carolina (1976): (i) all future advances and readvances that may subsequently be made to Mortgagor by Mortgagee evidenced by the aforesaid Note, or by other promissory notes, and all renewals and extensions thereof; and (ii) all other indebtedness of Mortgagor to Mortgagee, now or hereafter existing, whether direct or indirect, the maximum amount of all indebtedness outstanding at any one time secured hereby not to exceed \$160,000.00 plus interest thereon, all charges and expenses of collection incurred by Mortgagee including court costs and reasonable attorney's fees, has granted, bargained, sold, released and by these presents does grant, bargain, sell and release unto the Mortgagee, its successors and assigns, the following described property:

All those pieces, parcels or lots of land located in the County of Greenville, State of South Carolina, being shown and designated as Lots 5, 6 and 7 on a plat of Property of Piedmont Estates prepared by Dalton & Neves, 1944, recorded in the RMC Office for Greenville County, S. C., in Plat Book M, at Page 123, and having according to said plat, the following metes and bounds, to-wit:

BEGINNING at a point on the northern side of Beverly Road, at the joint front corner of Lots 4 and 5, and running thence along the common line of said lots N. 24-0 E. 217 feet to a point, joint rear corner of Lots 4, 5, 17 and 18; thence S. 66-0 E. 180 feet to a point; thence S. 24-0 W. 228 feet to a point on northern side of Beverly Road, joint front corner of Lots 7 and 8; thence along Beverly Road, N. 62-30 W. 180.3 feet to the point of beginning.

This being the same property conveyed to the mortgagor herein by deed of Roy C. Young dated June 10, 1969, and recorded June 10, 1969, in the RMC Office in Deed Book 869, page 500.

ALSO: All that piece, parcel or lot of land situate, lying and being in the State of South Carolina, County of Greenville, lying near the intersection of Farris Bridge Road and White Horse Road (S. C. Highway 250), and having according to a plat prepared for Harold J. Edwards and Agnes E. McDonald, et al, by C. O. Riddle, RLS, dated April 16, 1970, and having, according to said plat the following metes and bounds, to-wit:

BEGINNING at an iron pin on the western side of White Horse Road at the corner of property now or formerly owned by Harold J. Edwards and running thence with his line, S. 83-32 W. 249.9 feet to an iron pin on the eastern side of Farris Bridge Road; thence with said Road, N. 18-08 W. 319.6 feet to an iron pin at the corner of property now or formerly owned by Mona Freeman Chapman; thence with said line, S. 86-26 E. 403 feet to an iron pin on the western side of White Horse Road; thence with said Road, S. 12-17 W. 255.8 feet to the beginning corner. (B5.2-1=21)

This being the same property conveyed to the mortgagor herein by deed of Collins Music Co., Inc. dated March 17, 1975, and recorded Oct. 14, 1975, Deed Book 1025, Page 778.

ALSO: All that piece, parcel or lot of land situate in the State of South Carolina, County of Greenville, on the southwestern side of White Horse Road, being shown and designated on a Plat of Property of Fred J. Collins, Jr., made by Carolina Engineering & Surveying Co., recorded in the RMC Office for Greenville County, in Plat Book 4-W, at Page 92, and having, according to said Plat, the following metes and bounds, to-wit:

(Continued on inside)

TOGETHER with all and singular rights, members, hereditaments and appurtenances belonging or in any way incident or appertaining thereto; all improvements now or hereafter situated thereon; and all fixtures now or hereafter attached thereto (all of the same being deemed part of the Property and included in any reference thereto):

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