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GREENVILLE CO. S. C.  
JUL 24 9 50 AM '78  
DORRIS S. TANKERSLEY  
R.M.C.

BOOK 1438 PAGE 991

# MORTGAGE

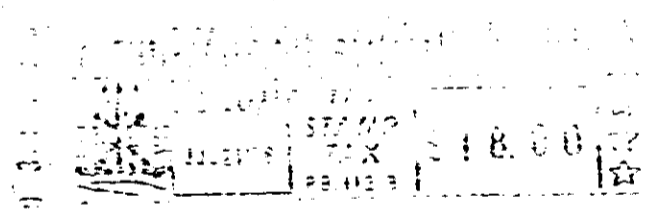
THIS MORTGAGE is made this 21st day of July, 1978, between the Mortgagor, Peter J. Collura and Nora Lee Collura (herein "Borrower"), and the Mortgagee, GREER FEDERAL SAVINGS AND LOAN ASSOCIATION, a corporation organized and existing under the laws of SOUTH CAROLINA, whose address is 107 Church Street, Greer, South Carolina 29651 (herein "Lender").

WHEREAS, Borrower is indebted to Lender in the principal sum of Forty Five Thousand and No/100 (\$45,000.00) Dollars, which indebtedness is evidenced by Borrower's note dated July 21, 1978 (herein "Note"), providing for monthly installments of principal and interest, with the balance of the indebtedness, if not sooner paid, due and payable on July 1, 2008;

To SECURE to Lender (a) the repayment of the indebtedness evidenced by the Note, with interest thereon, the payment of all other sums, with interest thereon, advanced in accordance herewith to protect the security of this Mortgage, and the performance of the covenants and agreements of Borrower herein contained, and (b) the repayment of any future advances, with interest thereon, made to Borrower by Lender pursuant to paragraph 21 hereof (herein "Future Advances"), Borrower does hereby mortgage, grant and convey to Lender and Lender's successors and assigns the following described property located in the County of Greenville, State of South Carolina: being on the western side of Blackwell Drive in the Village of Tigerville, Highland Township, and being Lots Nos. 30 and 31 of Property of North Greenville Junior College, according to a survey and plat by Terry T. Dill, Reg. C.E., dated January, 1963, recorded in Plat Book YY, Page 129 in the R.M.C. Office for Greenville County, and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the western side of Blackwell Drive, corner of Lots Nos. 29 and 30 and running thence along the line of said lots S. 58-45 W., 200 feet to an iron pin; thence N. 30-25 W., 239.8 feet to an iron pin, corner of Lot No. 32; thence along the line of Lot No. 32 N. 59-35 E., 200 feet to an iron pin on the western side of Blackwell Drive; thence along said Drive S. 27-40 E., 237 feet to the point and place of beginning.

This is the same property conveyed to the mortgagors by deed of Matrel H. McCarter recorded simultaneously herewith.



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which has the address of Blackwell Drive Tigerville,  
(Street) (City)  
South Carolina (herein "Property Address");  
(State and Zip Code)

To HAVE AND TO HOLD unto Lender and Lender's successors and assigns, forever, together with all the improvements now or hereafter erected on the property, and all easements, rights, appurtenances, rents, royalties, mineral, oil and gas rights and profits, water, water rights, and water stock, and all fixtures now or hereafter attached to the property, all of which, including replacements and additions thereto, shall be deemed to be and remain a part of the property covered by this Mortgage; and all of the foregoing, together with said property (or the leasehold estate if this Mortgage is on a leasehold) are herein referred to as the "Property."

Borrower covenants that Borrower is lawfully seized of the estate hereby conveyed and has the right to mortgage, grant and convey the Property, that the Property is unencumbered, and that Borrower will warrant and defend generally the title to the Property against all claims and demands, subject to any declarations, easements or restrictions listed in a schedule of exceptions to coverage in any title insurance policy insuring Lender's interest in the Property.

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