

JUL 28 11 13 AM 'MORTGAGE

DONNIE S. TANKERSLEY  
R.M.C.

THIS MORTGAGE is made this 28th day of July 1977, between the Mortgagor, Daniel A. Collins and Melissa M. Collins (herein "Borrower"), and the Mortgagee, South Carolina Federal Savings & Loan Association, a corporation organized and existing under the laws of United States of America, whose address is 1500 Hampton Street Columbia, South Carolina (herein "Lender").

WHEREAS, Borrower is indebted to Lender in the principal sum of Forty Thousand, Three Hundred and No/100 (\$40,300.00) Dollars, which indebtedness is evidenced by Borrower's note dated July 28, 1977 (herein "Note"), providing for monthly installments of principal and interest, with the balance of the indebtedness, if not sooner paid, due and payable on June 1, 2007

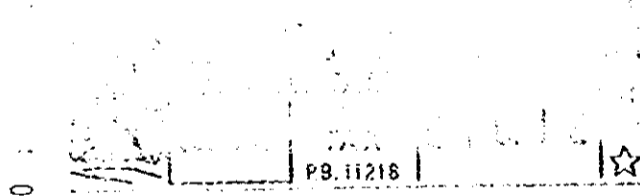
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To SECURE to Lender (a) the repayment of the indebtedness evidenced by the Note, with interest thereon, the payment of all other sums, with interest thereon, advanced in accordance herewith to protect the security of this Mortgage, and the performance 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: All that piece, parcel or lot of land situate in the State of South Carolina, County of Greenville, on the northwestern side of Wood Creek Drive, being known and designated as Lot No. 32, as shown on a Plat of Section 3 of Edwards Forest, and recorded in the R.M.C. Office for Greenville County, in Plat Book BBB, at Page 149, and having, according to said Plat, the following metes and bounds, to-wit:

Beginning at an iron pin on the northwestern side of Wood Creek Drive, at the joint front corner of Lots 32 and 33, and running thence along the common line of said Lots N. 41-36 W. 200 feet to an iron pin; thence running N. 48-24 E. 100 feet to an iron pin at the joint rear corner of Lots 31 and 32; thence with the common line of said Lots S. 41-36 E. 200 feet to an iron pin on the northwestern side of Wood Creek Drive; thence with the line of said Wood Creek Drive S. 48-24 W. 100 feet to the point of beginning.

This conveyance is made subject of such easements, rights-of-way and restrictions of record or as appear on the premises.

This being the same property conveyed to the Mortgagors herein by deed of David R. Glover and George Anne Glover, dated and recorded in the R.M.C. Office for Greenville County, South Carolina on July 28, 1977 in Deed Book 1061 at Page 337.



which has the address of 10 Wood Creek Drive, Taylors, South Carolina 29687 (herein "Property Address");

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 seised 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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