

FILED
CO. S. C.
JUL 10 5 58 PM '79
DOANE
WILKINSON
GREENVILLE

VOL 1472 PAGE 626

MORTGAGE

THIS MORTGAGE is made this 5th day of July, 1979, between the Mortgagor, CLIFFORD L. COLLINS and JANICE M. COLLINS, (herein "Borrower"), and the Mortgagee, First Federal Savings and Loan Association, a corporation organized and existing under the laws of the United States of America, whose address is 301 College Street, Greenville, South Carolina (herein "Lender").

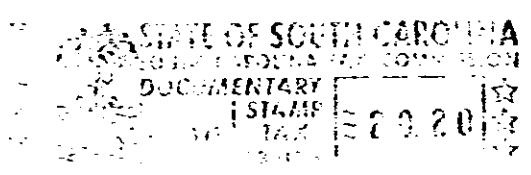
WHEREAS, Borrower is indebted to Lender in the principal sum of ~~FIFTY THOUSAND FIVE HUNDRED & NO/100~~ -----Dollars, which indebtedness is evidenced by Borrower's note dated July 5, 1979, (herein "Note"), providing for monthly installments of principal and interest, with the balance of the indebtedness, if not sooner paid, due and payable on April 1, 2010.....;

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 certain piece, parcel or lot of land situate, lying and being in the State of South Carolina, County of Greenville, near Travelers Rest, South Carolina, and containing 3.0 acres, more or less, and being more particularly described according to a plat made by W. R. Williams, Jr. entitled Property of Marvin W. Cannon and Glorida J. Cannon, dated December 31, 1974 and recorded in Plat Book 5-K, at Page 22, in the R.M.C. Office for Greenville County, and more recent plat of Clifford L. Collins and Janice M. Collins by W. R. Williams, Jr., dated June 26, 1979, and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the north side of Glensprings Lane (also known as Glensprings Road), the point being 1469-feet west of Byars Road; thence along the northern right of way of Glensprings Lane S. 79-02 W. 76-feet to an iron pin; thence continuing along said Road S. 81-18 W. 144-feet to an iron pin; thence N. 14-34 W. 549.5-feet to an iron pin on the rear lot line; thence with the Ginn Line N. 56-22 E. 231.7-feet to an iron pin; thence S. 14-34 E. 644.7-feet to the point of beginning. (The Ginn Line is also known as Looper Line)

This being the same property conveyed to the mortgagors by deed of Donovan P. Dempsey and Albert R. Martin as recorded in the R.M.C. Office for Greenville County in Deed Book 1099, at Page 963 on April 5, 1979.



which has the address of Route # 2, Glensprings Road, Travelers Rest, S.C., 29690 (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.

GCTO --- 1 JUL 6 79 724

3-SOCI

4328 RV-2