

GRF- FILED  
CO. S. C.  
3 15 PM '79  
H. C. WILKERSLEY

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**MORTGAGE**

THIS MORTGAGE is made this 11th day of August 1979, between the Mortgagor, Dean R. Collins and Sandra H. Collins (herein "Borrower"), and the Mortgagee, FIDELITY FEDERAL SAVINGS AND LOAN ASSOCIATION, a corporation organized and existing under the laws of SOUTH CAROLINA, whose address is 101 EAST WASHINGTON STREET, GREENVILLE, SOUTH CAROLINA (herein "Lender").

WHEREAS, Borrower is indebted to Lender in the principal sum of Thirty-one thousand six hundred forty-five & 19/100ths Dollars, which indebtedness is evidenced by Borrower's note dated August 11, 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 August 1, 2004

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, with all buildings and improvements thereon, situate, lying and being on the northeastern corner of the intersection of Great Glen Road with Sutherland Hill Drive, in Greenville County, South Carolina, being known and designated as Lot No. 163 on a plat of Del Norte Estates made by Piedmont Engineers & Architects, dated August 28, 1968, and recorded in the RMC Office for Greenville County in Plat Book WWW at pages 32 and 33, and being shown more recently on a new plat for Dean R. Collins and Sandra H. Collins, dated August 9, 1979, by Carolina Surveying Company, and being described more particularly according to said plat, to-wit:

BEGINNING at an iron pin on the northeastern side of Sutherland Hill Drive at the joint corner of Lots No. 162 and 163; and running thence along the common line of said lots, N. 37-24 E. 167.4 feet to an iron pin; thence N. 51-27 W. 50 feet to an iron pin; thence along the common line of Lots No. 163 and 164, N. 76-12 W. 106.0 feet to an iron pin on the eastern side of Great Glen Road; thence along the eastern side of Great Glen Road S. 2-23 E. 153.5 feet to an iron pin; thence with the intersection of Great Glen Road and Sutherland Hill Drive S. 36-59 E. 41.15 feet to an iron pin on the northeastern side of Sutherland Hill Drive; thence with the northeastern side of Sutherland Hill Drive S. 71-36 E. 10.0 feet to an iron pin, the point of beginning.

DERIVATION: Deed of Milford L. Burton and Barbara M. Burton, recorded August 14, 1979 in the RMC Office for Greenville County in Deed Book 1109 at Page 345.

RECORDED IN THE RMC OFFICE FOR GREENVILLE COUNTY, SOUTH CAROLINA  
DOCUMENTARY  
AUG 14 1979

which has the address of 302 Great Glen Road, Del Norte Subdivision, Greenville, S. C. (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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