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PO: 1505 PAGE 395

MORTGAGE

THIS MORTGAGE is made this 17th day of June, 19 80, between the Mortgagor, Donald L. McCollum and Mary B. McCollum

(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").

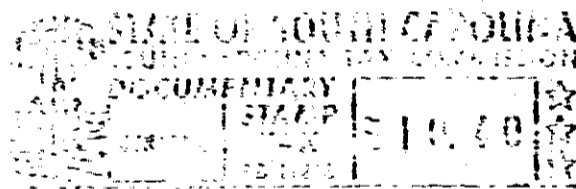
WHEREAS, Borrower is indebted to Lender in the principal sum of Twenty Six Thousand and No/100-- Dollars, which indebtedness is evidenced by Borrower's note dated June 17, 1980 (herein "Note"), providing for monthly installments of principal and interest, with the balance of the indebtedness, if not sooner paid, due and payable on June, 2005;

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, lying and being in the State of South Carolina, County of Greenville, Chick Springs Township, situate on the west side of the Suber Road about three miles westward from the City of Greer and containing one acre, more or less, and having the following courses and distances, to-wit:

BEGINNING at a black oak, six or eight feet off the Old Suber School house lot and running thence N. 2-1/2 W., 208.56 feet to a Spanish Oak on the W. G. Copeland line; thence with said Copeland line N. 83-3/4 E., 208.56 feet to a point in Suber Road; thence with the Suber Road S. 2-1/2 E., 208.56 feet; thence S. 83-3/4 W., 208.56 feet to the beginning corner.

This is the same property conveyed to the mortgagors by deed of Alton Fred Copeland and Frank Copeland recorded in the R.M.C. Office for Greenville County on June 17, 1980, in Deed Book 1127, Page 590.



which has the address of Route 8 Suber Road Greer, South Carolina (State and Zip Code) (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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