

FILED
DEC 1 3 15 PM '80
SOUTH CAROLINA
R.M.C.
First Federal Savings and Loan Association
P.O. Box 408
Greenville, S. C. 29602
MORTGAGE

0057

THIS MORTGAGE is made this 28th day of November, 1980 between the Mortgagor, Thomas A. and Beulah S. McCollum, (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 Five Thousand and no/100 Dollars, which indebtedness is evidenced by Borrower's note dated November 28, 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 Dec. 1, 1985

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, with all improvements thereon, or to be constructed thereon, situate, lying and being in the State of South Carolina, County of Greenville, being known and designated as Lot No. 27 of a subdivision known as College Park, according to a plat thereof prepared by Piedmont Engineering Service, June 1959, and recorded in the R.M.C. Office for Greenville County in Plat Book QQ, Page 101 and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the northern side of Notre Dame Drive at the joint front corner Lots Nos. 26 and 27 and running thence along the joint line of said lots, Nos. 26 and 27; thence with the line of Lot No. 27, S.24-18 W. 190 feet to an iron pin; thence S. 84-30 E. 135 feet to an iron pin on the northern side of Notre Dame Drive; thence with the northern side of said Drive, along the curvature thereof, the chords of which are N. 50-07 E. 81.4 feet and N. 38-02 E. 34.9 feet.

This being the same property conveyed to the mortgagor by deed of Wayne L. Rich and Emilou Rich and recorded in the R. M. C. Office for Greenville County on February 18, 1964 in deed book 742 and page 357.

STATE OF SOUTH CAROLINA
DOCUMENTARY
STAMP
TAX
\$ 02.00

This is second mortgage and Junior in Lien to that mortgage executed by Wayne L. Rich and Emilou Rich which mortgage is recorded in R.M.C. Office for Greenville County in Book Number 940, Page 219, dated the 11th day of November, 1963.

which has the address of Lot 27, Route 3, Notre Dame Avenue Greenville, South Carolina 29609 (herein "Property Address");
(Street) (City)
(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 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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