

GREENVILLE CO. S. C.
NOV 12 1 29 PM '82
DONNIE S. TAYLOR

MORTGAGE

BOOK 1585 PAGE 754

THIS MORTGAGE was made this 12th day of November 1982, between the Mortgagor, THOMAS H. COLLINS and JANE K. WHITEHEAD (herein "Borrower"), and the Mortgagee, Carolina Federal Savings and Loan, a corporation organized and existing under the laws of South Carolina, whose address is P.O. Box 10148, Greenville, S. C. 29603 (herein "Lender").

WHEREAS, Borrower is indebted to Lender in the principal sum of Forty-Nine Thousand One Hundred and no/100ths (\$49,100.00) Dollars, which indebtedness is evidenced by Borrower's note dated November 12, 1982 (herein "Note"), providing for monthly installments of principal and interest, with the balance of the indebtedness, if not sooner paid, due and payable on November 12, 2007

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 eastern side of Over Creek Road, in the Town of Mauldin, Greenville County, South Carolina, being known and designated as Lot No. 95 and a five foot strip of land off the souther side of Lot No. 98, as shown on a plat of FORRESTER WOODS, SECTION II, mady by R.B. Bruce, Surveyor, dated March 17, 1973, 43corded in the RMC Office of Greenville County in Plat Book 4-X, at page 64, and having according to said plat the following metes and bounds, to wit:

BEGINNING at an iron pin on the eastern side of Over Creek Road at the joint corner of Lots Nos. 94 and 95 and running thence along the eastern side of Over Creek Road, N. 11-13 E., 105 feet to an iron pin at the joint corner of Lots Nos. 95 and 98; thence continuing along the eastern side of Over Creek Road, N. 11-13 E., 5 feet to a point in the front line of Lot No. 98; thence along a new line through Lot No. 98, S. 78-47 E., 150 feet to an iron pin in the rear line of Lot No. 98; thence along the rear line of Lot No. 98, S. 11-13 W., 5 feet to an iron pin at the joint rear corner of Lots Nos. 95 and 98; thence along the common line of Lots Nos. 95 and 96, S. 11-13 W., 105 feet to an iron pin; thence N. 78-47 W., 150 feet to an iron pin on the eastern side of Over Creek Road, the point of beginning.

ALSO, ALL that piece parcel or lot of land, situate, lying and being on the western side of Gilder Creek Drive at the intersection thereof with Pin estraw Way in the Town of Mauldin, Greenville County, South Carolina, being shown and designated as Lot no. 96 on a plat of FORRESTER WOODS, SECTION II, made by R. B. Bruce, Surveyor, dated March 17, 1973, recorded in the RMC Office of Greenville County, South Carolina, in Plat Book 4-X, at page 64, reference to which is hereby craved for the metes and bounds.

ALSO, ALL that piece, parcel or lot of land situate, lying, and being on the eastern side of Over Creek Road, in the City of Mauldin, Greenville County,

(cont. on att. sheet)
which has the address of Route 10, 217 Over Creek Road, Greenville, S. C. 29607 (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 seized 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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