

Mortgagee's Address: 301 College Street, Greenville, S. C. 29601
GREENVILLE CO. S. C.

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DONNIE S. TANKERSLEY
R.M.C.

BOOK 1599 PAGE 40

MORTGAGE

THIS MORTGAGE is made this 23rd day of March,
1983, between the Mortgagor, College Properties, Inc.

, (herein "Borrower"), and the Mortgagee, First Federal Savings and Loan Association of South Carolina, 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").

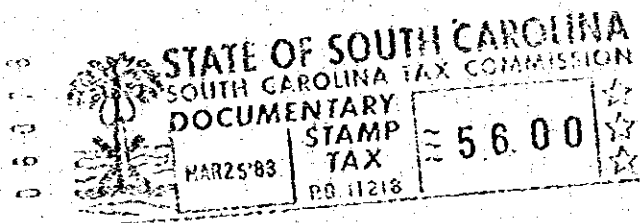
WHEREAS, Borrower is indebted to Lender in the principal sum of One Hundred Forty Thousand and No/100----- Dollars, which indebtedness is evidenced by Borrower's note dated March 23, 1983, (herein "Note"), providing for monthly installments of principal and interest, with the balance of the indebtedness, if not sooner paid, due and payable on March 23, 1984;

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 being known and designated as Lot No. 13 of a subdivision known as "Schwiers at Cleveland" prepared by Dalton & Neves Co. Engineers dated April, 1980 being recorded in the RMC Office for Greenville County in Plat Book 7-X at Page 20 and having according to a more recent survey prepared for College Properties, Inc. by Arbor Engineering dated February 17, 1983 being recorded in said office in Plat Book 9M at Page 54, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the western side of the cul de sac at Harvest Court, joint front corner of Lots 12 and 13 and running thence with the joint line of said lots S. 78-45 E. 108.94 feet; thence S. 46-00 W. 164.91 feet to an iron pin at the corner of Lot 14; thence with the line of Lot 14 N. 14-14 W. 100.01 feet to an iron pin on Harvest Court; thence with Harvest Court, following the curvature thereof, the chord of which is N. 43-05 E. 53.24 feet to the point of BEGINNING.

This being a portion of the same property conveyed to the mortgagor herein by deed of Schwiers at Cleveland Development, Inc. recorded May 21, 1982 in the RMC Office for Greenville County in Deed Book 1167 at Page 267.



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which has the address of Lot 13, Schwiers at Cleveland Greenville,
(Street) (City)
South Carolina 29601 (herein "Property Address");
(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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