

Post Office Drawer 408  
Greenville, S.C. 29602  
JUL 11 10 09 AM '83

BOOK 1815 PAGE 339

**MORTGAGE**

THIS MORTGAGE is made this 8th day of July,  
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 Sixty-Eight Thousand  
and No/100 (\$68,000.00) Dollars, which indebtedness is evidenced by Borrower's  
note dated July 8, 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 July 8,  
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 certain 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. 31 of a subdivision known as STONE GLEN, according to a plat thereof  
dated April , 1983, prepared by Dalton & Neves Co., Engineers, and recorded in  
the R.M.C. Office for Greenville County in Plat Book 9-F at Page 67, and having  
such metes and bounds as shown thereon.

This is a portion of the identical property conveyed to the Mortgagor herein  
by William Henry Riordan by deed dated August 11, 1981, recorded August 12, 1981,  
in the R.M.C. Office for Greenville County in Deed Book 1153 at Page 408.

STATE OF SOUTH CAROLINA  
COUNTY OF GREENVILLE  
TAX 2720

which has the address of Lot No. 31, Stone Glen S/D, Greenville,  
South Carolina (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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