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DONNIE S. TANKERSLEY
R.M.C.

MORTGAGE

BOOK 1616 PAGE 257

THIS MORTGAGE is made this 15th day of July 1983, between the Mortgagor, Frank R. McCollim and Barbara McCollim (herein "Borrower"), and the Mortgagee, AMERICAN FEDERAL SAVINGS AND LOAN ASSOCIATION, a corporation organized and existing under the laws of THE UNITED STATES OF AMERICA, whose address is 101 EAST WASHINGTON STREET, GREENVILLE, SOUTH CAROLINA (herein "Lender").

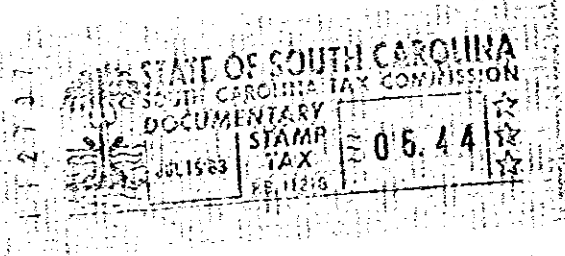
WHEREAS, Borrower is indebted to Lender in the principal sum of Thirteen Thousand-Five Hundred Thirty-Nine and 60/100 Dollars, which indebtedness is evidenced by Borrower's note dated July 15, 1983 (herein "Note"), providing for monthly installments of principal and interest, with the balance of the indebtedness, if not sooner paid, due and payable on August 1, 1993;

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 tract of land with all improvements thereon or hereafter constructed thereon, situate, lying and being in the County of Greenville, State of South Carolina, containing 0.9 ACRES according to plat made by Property of Donald J. Williams by Jeffery M. Plumblee, Inc., Engineer, July 6, 1982 and designated as TRACT No. 3 on said plat and having, according to said plat, the following metes and bounds:

BEGINNING at iron pin on private road as shown on said plat and at joint front corner of Tracts 3 and 4 and running thence along joint line of Tracts 3 and 4, S. 13-52 E. 252 feet to center of beautification strip, said beautification strip being 20 feet in width; running thence along the approximate center of said beautification strip, S. 72-32 E. 170 feet to iron pin; running thence N. 14-41 W. 160.9 feet along rear line of Tract 2; thence continuing along rear line of Tract No. 1, N. 14-39 W. 142 feet to an iron pin on said private road; thence along edge of said private road, S. 86-36 W. 149.3 feet to the beginning corner.

This being the same property conveyed to the Mortgagors herein by deed of Donald L. Rose and Arlene R. Rose recorded in the RMC Office for Greenville County simultaneously herewith.



which has the address of Rt. 7, McElhaney Road, Greer, SC 29651 (Street) (City) (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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