

FILED
GREENVILLE CO. S. C.

BOOK 1429 PAGE 830

MORTGAGE

APR 25 9 06 AM '78

JOHNIE S. TANKERSLEY

THIS MORTGAGE is made this 21st day of April, 1978, between the Mortgagor, Beddingfield Realty Co., Inc.

(herein "Borrower"), and the Mortgagee, GREER FEDERAL SAVINGS AND LOAN ASSOCIATION, a corporation organized and existing under the laws of SOUTH CAROLINA, whose address is 107 Church Street, Greer, South Carolina 29651 (herein "Lender").

WHEREAS, Borrower is indebted to Lender in the principal sum of -- ONE HUNDRED THOUSAND AND NO/100 (\$100,000.00) Dollars, which indebtedness is evidenced by Borrower's note dated April 21, 1978, (herein "Note"), providing for monthly installments of principal and interest, with the balance of the indebtedness, if not sooner paid, due and payable on April 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 certain piece, parcel or lot of land situate, lying and being in the State of South Carolina, County of Greenville, on the north side of Old National Highway No. 29 (Rutherford Road), and being a part of the W. R. Gillespie property as shown on a plat thereof made by R. K. Campbell and recorded in Plat Book "OOO" at page 139, R.M.C. Office for Greenville County, and being shown on a plat of property of J. W. Melton, J. E. Fulp and W. E. Williams, Jr. made by Campbell and Clarkson, Surveyors, Inc., recorded in Plat Book 4-E at page 199, R.M.C. Office for Greenville County. Reference is hereby made to last referred to plat for a more detailed description.

This being the same property conveyed to mortgagor by deed of W. Ellis Beddingfield dated December 23, 1970, and recorded January 22, 1971, in Deed Book 907 at page 85, R.M.C. Office for Greenville County.

which has the address of Rutherford Road, Taylors, South Carolina 29687 (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 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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