

LEATHERWOOD, WALKER, TODD & MANK

DORRIS S. TANKERSLEY R.M.C.

MORTGAGE

BOOK 1431 PAGE 104

THIS MORTGAGE is made this 5 day of May 1978, between the Mortgagor, HAROLD A. BEEMER AND CAROLYN W. BEEMER (herein "Borrower"), and the Mortgagee, POINSETT FEDERAL SAVINGS AND LOAN ASSOCIATION of Travelers Rest, a corporation organized and existing under the laws of South Carolina, whose address is 203 State Park Road, Travelers Rest, S. C. 29690 (herein "Lender").

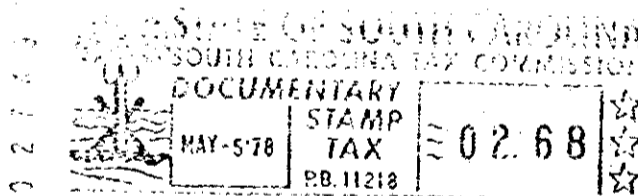
WHEREAS, Borrower is indebted to Lender in the principal sum of Six Thousand Seven Hundred and 00/100 (\$6,700.00) Dollars, which indebtedness is evidenced by Borrower's note dated May 5, 1978 (herein "Note"), providing for monthly installments of principal and interest, with the balance of the indebtedness, if not sooner paid, due and payable on May 1, 1988;

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 located in the County of Greenville, Cleveland Township, State of South Carolina, situate, lying and being at the Northwest corner of Spring Park Road and an unnamed road, near the Village of Marietta, and containing 1.57 acres, more or less, and having, according to a survey by T. T. Dill, dated April, 1948, the following metes and bounds, to-wit:

BEGINNING at a stake in the Northwest corner of Spring Park Road and an unnamed road and running thence with the Western side of Spring Park Road, N. 13-30 W. 307 feet to an iron pin at the corner of property now or formerly of Roy Edens; thence with the line of said property, S. 76-30 W. 204.4 feet to an iron pin at the corner of property now or formerly of Harold Gruel; thence with the line of said property, S. 26-45 W. 207.3 feet to a point in said unnamed road; thence N. 79-45 E. 370.1 feet to the point of beginning.

BEING the same property conveyed to the Mortgagors herein by deed of James E. Malone, said deed being dated of even date and recorded in the R.M.C. Office for Greenville County in Deed Book 1078 at Page 629.



which has the address of Spring Park Road (Street), (City), (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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