

GREENVILLE CO. S.C.
AUG 7 11 33 AM '78
CLERK S. J. HARRIS

BOOK 1440 PAGE 477

MORTGAGE

THIS MORTGAGE is made this 4th day of August 1978, between the Mortgagor, Philip W. Beckwith and Claudia H. Beckwith (herein "Borrower"), and the Mortgagee, POINSETT FEDERAL SAVINGS AND LOAN ASSOCIATION of Travelers Rest, a corporation organized and existing under the laws of the United States 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 Thirty-one Thousand Six Hundred and no/100ths Dollars, which indebtedness is evidenced by Borrower's note dated August 4th, 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 August 1, 2008;

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, with all buildings and improvements, situate, lying and being on the northeastern side of Belleview Drive, in Greenville County, South Carolina, being shown and designated as Lot No. 13 on a plat of EDWARDS FOREST, made by Woodward Engineering Company, dated January, 1955, recorded in the RMC Office for Greenville County, S. C., in Plat Book EE, page 105, and having according to said plat the following metes and bounds, to-wit:

BEGINNING at an iron pin on the northeastern side of Belleview Drive at the joint front corners of Lots Nos. 12 and 13, and running thence with the common line of said lots, N. 56-13 E., 200 feet to an iron pin; thence S. 33-47 E., 100 feet to an iron pin at the joint rear corners of Lots Nos. 13 and 14; thence with the common line of said lots, S. 56-13 W., 200 feet to an iron pin on Belleview Drive; thence with the northeastern side of Belleview Drive, N. 33-47 W., 100 feet to the point of beginning.

The above property is the same conveyed to the Mortgagors by deed of Bobby Lee Hooper to be recorded simultaneously herewith.

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GREENVILLE COUNTY, S.C.

which has the address of... 108. Belleview Drive (Street) Taylors (City) S. C. 29687 (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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