

FILED  
GREENVILLE CO. S.C.  
FEB 15 11 AM 1979  
SOUTH CAROLINA

1407 (60)

# MORTGAGE

THIS MORTGAGE is made this 9 day of February, 1979, between the Mortgagor, Lucy I. Johnson and Gerald R. Beaulieu, (herein "Borrower"), and the Mortgagee, First Federal Savings and Loan Association, 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 Ten Thousand Three Hundred and no/100 Dollars, which indebtedness is evidenced by Borrower's note dated February 9, 1979, (herein "Note"), providing for monthly installments of principal and interest, with the balance of the indebtedness, if not sooner paid, due and payable on March 1, 1994.

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, with all improvements thereon, or hereafter to be constructed thereon, situate, lying and being in the State of South Carolina, County of Greenville, Woodside Mill Village, Town of Fountain Inn, and being known as Lot # 33 on a plat of Woodside Mill Subdivision made by Piedmont Engineering Service, dated October, 1952 and recorded in the RMC Office for Greenville County in Plat Book BB, Page 83 and a more recent plat prepared for Lucy I. Johnson and Gerald R. Beaulieu by Freeland and Associates dated February 8, 1979 and recorded in the RMC Office for Greenville County in Plat Book 62, Page 58, and having according to the more recent plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on Third Street and running thence S. 36-08 E., 84.8 feet to an iron pin; thence S. 53-12 W., 54.0 feet to an iron pin; thence N. 36-08 W., 85.4 feet to an iron pin on Third Street; thence with said Street N. 53-52 E., 54.0 feet to an iron pin, the point of beginning.

This is the identical property conveyed to the mortgagors by deed of Jerry L. Brown to be recorded of even date herewith.

which has the address of 113 Third Street Fountain Inn, South Carolina 29644 (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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