

RECORDED
OFFICE OF THE RECORDER OF DEEDS
GREENVILLE, S.C.
AUG 21 1979
DEAN W. BRASLEY

1419-032

MORTGAGE

THIS MORTGAGE is made this 31st day of August, 1979, between the Mortgagor, JAMES A. BEEBE

(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").

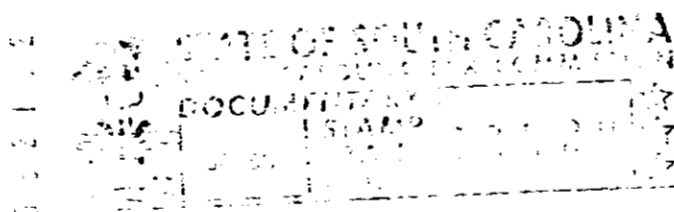
WHEREAS, Borrower is indebted to Lender in the principal sum of FIFTY THREE THOUSAND TWO HUNDRED AND 00/100 Dollars, which indebtedness is evidenced by Borrower's note dated August 31, 1979 (herein "Note"), providing for monthly installments of principal and interest, with the balance of the indebtedness, if not sooner paid, due and payable on May 1, 2010;

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 situate, lying and being in the County of Greenville, State of South Carolina, being known and designated as Lot # 13 Muirwood Court, as shown on plat of "Addition to Section IV, Knollwood Heights", plat of which is recorded in the R.M.C. Office for Greenville County in Plat Book 6-H at Page 14 with the following metes and bounds, to-wit:

BEGINNING at an iron pin on the southerly side of Muirwood Court at the joint front corner of Lots #12 & 13 and running thence S.18-03 E. 218.55 feet to an iron pin; thence N.73-21 E. 150.05 feet to an iron pin; thence N.18-03 W. 220 feet to an iron pin; thence S.71-49 W. 150 feet to an iron pin the point of beginning.

This is the same property conveyed to the Mortgagor by deed of Chandler Rental Properties, Inc. dated June 8, 1979 and recorded in the R.M.C. Office for Greenville County in Deed Book 1104 at Page 428 on June 8, 1979.



which has the address of Lot 13, Muirwood Court, Mauldin, S.C.

(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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