

Post Office Box 408
Greenville, South Carolina 29602

RECORDED
FEB 15 2 31 PM '80
SOUTH CAROLINA
MORTGAGE

1495 664

THIS MORTGAGE is made this 15th day of February,
1980, between the Mortgagor, Dennis A. Beaudoin and Betty J. Beaudoin
, (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 Twenty-Five Thousand Seven
Hundred Nineteen and 84/100 Dollars, which indebtedness is evidenced by Borrower's
note dated February 15, 1980, (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, 2002...

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, on the Eastern side of Ladbroke Court,
being known and designated as Lot No. 379, as shown on a Plat of Del Norte Estates,
Section III, made by Piedmont Engineers & Architects, May 3, 1971, and recorded
in the R.M.C. Office for Greenville County, in Plat Book 4-N at Page 14, and
having, according to said Plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the Eastern side of Ladbroke Court, at the joint
front corner of Lots Nos. 378 and 379, and running thence with the common line
of said Lots N. 58-11 E. 144.0 feet to an iron pin; thence running S. 62-40 E.
115.0 feet to an iron pin; thence running S. 27-20 W. 110.0 feet to an iron pin
at the joint rear corner of Lots Nos. 379 and 380; thence with the common line
of said Lots N. 82-06 W. 141.1 feet to an iron pin on the Eastern side of Ladbroke
Court; thence with the curve of said Court N. 9-33 W. 35.0 feet and N. 54-02 W.
35.2 feet to the point of beginning.

This is the identical property conveyed to the Mortgagors herein by Herman L.
Pittman and Barbara J. Pittman by Deed recorded simultaneously herewith.

STATE OF SOUTH CAROLINA
DEPARTMENT OF REVENUE
DOCUMENTARY
STAMP

which has the address of Lot 379, 7 Ladbroke Court, Del Norte Estates, Greenville,
(Street) (City)
S.C. 29615 (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.

SOUTH CAROLINA — 1 to 4 Family-6 75-FNMA/FHLMC UNIFORM INSTRUMENT (with amendment adding Para. 24)

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