

CREATED FILED
FEB 27 2 05 PM '80
SOUTH CAROLINA
JANNEY'SLEY
CO. S. C. MORTGAGE

THIS MORTGAGE is made this 25th day of February,
1980, between the Mortgagor, Marvin F. La Beck
(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-three thousand
four hundred fifty-six & 40/100ths Dollars, which indebtedness is evidenced by Borrower's
note dated February 25, 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 1st, 2004

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 unit, situate, lying and being in
the State of South Carolina, County of Greenville, being known and
designated as Unit No. 14 of Bridgeview Horizontal Property Regime
as is more fully described in Master Deed, dated June 30, 1972 and
recorded in the RMC Office for Greenville County in Deed Book 948
at Pages 23 through 79 inclusive, as amended by Amendment to Master
Deed Establishing Bridgeview I, Horizontal Property Regime, dated
February 15, 1973 and recorded in the RMC Office for Greenville County
in Deed Volume 967 at Pages 645 through 652 inclusive, and survey
and plat plan recorded in the RMC Office for Greenville County in
Plat Book 45 at Pages 92 and 93.

DERIVATION: This being the same property conveyed to the Mortgagor
herein by deed of Barbara T. Turner, dated February 25, 1980 and
recorded in the RMC Office for Greenville County in Deed Book 1127
at Page 180, on February 22, 1980.

STATE OF SOUTH CAROLINA
RECORDS SECTION
DOCUMENTARY
STAMP
FEB 27 1980

which has the address of Unit No. 14 Bridgeview Condominiums, Hunts Bridge,
(Street) (City)
Road, Greenville, SC (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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