

FILED
GREENVILLE CO. S. C.

BOOK 1536 PAGE 19

MAR 25 10 50 AM '81

DONNIE S. TANKERSLEY
R.M.C.

MORTGAGE

THIS MORTGAGE is made this twentieth day of March, 1981, between the Mortgagor, Fred B. Beiers, (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 Fifteen thousand dollars and no/100 (15,000.00) Dollars, which indebtedness is evidenced by Borrower's note dated Mar. 20, 1981 (herein "Note"), providing for monthly installments of principal and interest, with the balance of the indebtedness, if not sooner paid, due and payable on April 1, 1996.

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, being shown and designated as Lot 169 of SaddleHorse Farms; Plat of which is recorded in the R.M.C. Office for Greenville County in Plat Book 4 R, Pages 77 82 and 95 and according to said plat, having the following metes and bounds, to-wit:

Beginning at an iron pin on the southwestern side of Steeple Chase Court at the joint front corner of Lots 169 and 170 and running thence, with the joint line of said lots, S. 88-10-82 W., 223.69 feet to an iron pin, the joint rear corner of Lots 169 and 170; thence S. 08-44-46 W., 144.68 feet to an iron pin, the joint rear corner of Lots 168 and 169; thence with the joint line of said lots, N. 82-55-42 E., 182.25 feet to an iron pin on the southwestern side of Steeple Chase Court; running thence with the curve of Steeple Chase Court, N. 86-37-36 W., 56.83 feet to an iron pin on the southwestern side of Steeple Chase Court; thence continuing with the said side of Steeple Chase Court, N. 01-49-58 W., 79.08 Feet to an iron pin, the point of beginning.

Derivation: This being the same property conveyed to the mortgagor by Deed of Riddle Farms, a LTD, Partnership to Fred B. Beiers and recorded in R.M.C. Office of Greenville County on 4-1-75 in Deed Book #1016 Page #182

This is a 2nd Mortgage and is Junior in Lien to that Mortgage executed by Fred B. Beiers to First Federal Savings and Loan Ass. and Dated 3-31-75 and recorded in R.M.C. Office for Greenville County Greenville S.C. on 4-1-75 in Book #1335 Page #892.

which has the address of 112 Steeple Chase Court Simpsonville,
(Street) (City)
SC 29681 (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.

GCTO -----3 MR25 81 1143 4.00CT

3
0
0
0

4328 RV-2