

GREENVILLE S.C. TANKERSLEY R.M.C.

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MORTGAGE

BOOK 1536 PAGE 681

DONNIE S. TANKERSLEY R.M.C.

THIS MORTGAGE is made this 31st day of March 1981 between the Mortgagor, Ronald L. Beatty and Barbara R. Beatty (herein "Borrower"), and the Mortgagee, Carolina Federal Savings and Loan Association, a corporation organized and existing under the laws of South Carolina, whose address is 500 E. Washington Street, Greenville, South Carolina (herein "Lender").

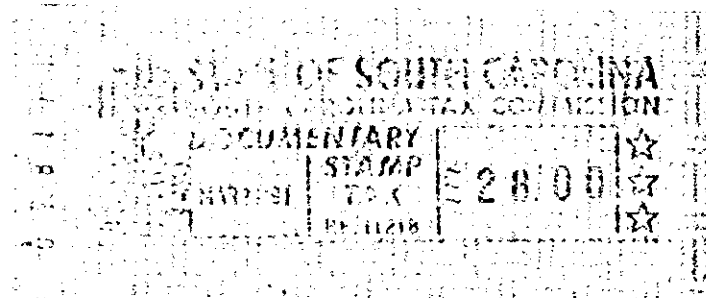
WHEREAS, Borrower is indebted to Lender in the principal sum of Seventy Thousand and No/100 (\$70,000.00) Dollars, which indebtedness is evidenced by Borrower's note dated March 31, 1981 (herein "Note"), providing for monthly installments of principal and interest, with the balance of the indebtedness, if not sooner paid, due and payable on April 1, 2011.

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 the buildings and improvements thereon, lying and being on the Northwesterly side of Creekside Road, near the City of Greenville, South Carolina, being known and designated as Lot No. 429 on plat entitled "Map 3, Section 2, Sugar Creek," recorded in the RMC Office for Greenville County, South Carolina, in Plat Book 7-X at Page 2, and having, according to said plat, the following metes and bounds, to wit:

BEGINNING at an iron pin on the Northwesterly side of Creekside Road, said pin being the joint front corner of Lots Nos. 428 and 429, and running thence with the common line of said lots, N. 46-37 W. 145.43 feet to an iron pin at the joint rear corner of Lots Nos. 428 and 429; thence S. 46-49 W. 124.47 feet to an iron pin at the joint rear corner of Lots Nos. 429 and 430; thence with the common line of said lots, S. 55-21 E. 161.08 feet to an iron pin on the Northwesterly side of Creekside Road; thence with the Northwesterly side of Creekside Road, N. 39-45-52 E. 100 feet to the point of beginning.

This is the same property conveyed to the Mortgagors by deed of M. G. Proffitt, Inc. of even date to be recorded herewith.



which has the address of Lot 429, Creekside Road Greer (Street) (City) S.C. 29651 (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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