

FILED
REC'D
MAY 25 2 47 PM '81
DONALD E. WATERSLEY
R.M.C.

MORTGAGE

THIS MORTGAGE is made this 25th day of May, 1981, between the Mortgagor, Hamlin Beattie, as Trustee under that certain Trust Agreement dated May 25, 1981, (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").

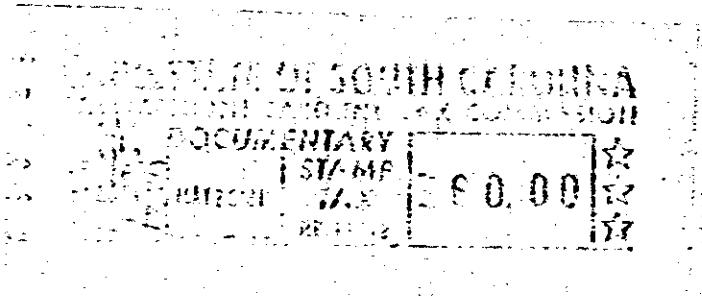
WHEREAS, Borrower is indebted to Lender in the principal sum of One Hundred Fifty Thousand and No/100 (\$150,000.00) Dollars, which indebtedness is evidenced by Borrower's note dated May 25, 1981, (herein "Note"), providing for monthly installments of principal and interest, with the balance of the indebtedness, if not sooner paid, due and payable on February 1, 2012;

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 situate, lying and being on the Southern side of Crescent Avenue in the City and County of Greenville, State of South Carolina, consisting of the greater part of Lot No. 4 as shown on a plat of CAGLE PARK prepared by Dalton & Neves, R.L.S. in August, 1924, recorded in the R.M.C. Office for Greenville County, South Carolina, in Plat Book F at Page 251, and shown on more recent plats of the property prepared by Carolina Surveying Co. on May 30, 1979 and February 25, 1981, revised April 7, 1981, and having according thereto, the following courses and distances, to-wit:

BEGINNING at an old iron pin at the Parnell corner located 160 feet west of the intersection of Eagle Avenue and running thence S. 20-23 W. 156.4 feet to an old iron pin at the Pate corner; thence N. 59-02 W. 70 feet to an old iron pin; thence along a new line through Bouton property N. 18-08 E. 150.3 feet to an iron pin on Crescent Avenue; thence along Crescent Avenue S. 64-32 E. 75 feet to the beginning corner.

This is the same property conveyed to the mortgagor herein by deed of Hamlin Beattie to be recorded herewith.



which has the address of Lot 4, Crescent Avenue, Greenville (Street) (City) South Carolina 29605 (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 seized 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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