

STATE OF SOUTH CAROLINA
DOCUMENTARY STAMP TAX
16.00

MORTGAGE

S. C. 1515 432
JUN 26 '81
SLEY

THIS MORTGAGE is made this 26th day of June 1981, between the Mortgagor, Maurice E. Beckham and Martha Hunter Beckham (herein "Borrower"), and the Mortgagee, Sharonview Federal Credit Union, a corporation organized and existing under the laws of South Carolina, whose address is P. O. Box 5457, Station B, Greenville, S. C. (herein "Lender").

WHEREAS, Borrower is indebted to Lender in the principal sum of Forty Thousand and no/100 Dollars, which indebtedness is evidenced by Borrower's note dated June 26, 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 July 1, 1993;

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 on the eastern side of Compton Drive, in the City of Greenville, State of South Carolina, being shown and designated as Lot No. 8 on a plat entitled "Terra Pines Estates, Section 4", prepared by C. O. Riddle, dated January, 1967, recorded in the RMC Office for Greenville County in Plat Book 000, at page 85, and having, according to said plat, the following metes and bounds:

BEGINNING at an iron pin on the eastern side of Compton Drive at the joint front corner of Lots Nos. 8 and 9, and running thence with the line of Lot No. 9, S. 59-54 E. 198.9 feet to a point in the center of Gilbert Branch; thence with the center of Gilbert Branch as the line, having an approximate traverse line of S. 24-31 W. 124.6 feet to a point; thence turning and running in an easterly direction from the center of said branch to Point A as shown on said plat; thence S. 19-30 W. 76 feet to an iron pin in the line of Lot No. 7; thence with the line of Lot No. 7 N. 70-30 W. 200 feet to an iron pin on the eastern side of Compton Drive; thence with the eastern side of Compton Drive the following courses and distances: N. 19-30 E. 65.2 feet to an iron pin; thence N. 22-09 E. 88.3 feet to an iron pin; thence N. 27-16 E. 84 feet to the point of beginning.

This is the identical property conveyed to the Mortgagors herein by deed of John Thomas Mills and Sandra G. Mills, dated June 26, 1981, recorded in the RMC Office for Greenville County, South Carolina, in Deed Book 1150, at page 673, on June 26, 1981.

The entire balance of the note secured hereunder and this mortgage shall be immediately due and payable upon transfer of the property listed.

which has the address of 212 Compton Drive Greenville, S. C. (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 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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