

MORTGAGE

BOOK 1553 PAGE 17

FILED
GREENVILLE CO. S.C.
SEP 17 9 40 AM '81
ONNIE S. TANKERSLEY
R.M.C.

THIS MORTGAGE is made this 16th day of September 1981, between the Mortgagor, Eugene H. Bedenbaugh & Mary Helen Bedenbaugh (herein "Borrower"), and the Mortgagee, Carolina Federal Savings & Loan ASSN, a corporation organized and existing under the laws of South Carolina, whose address is Post Office Box 10148, Greenville, S.C. 29603 (herein "Lender").

WHEREAS, Borrower is indebted to Lender in the principal sum of Thirty-Seven Thousand Eight Hundred Thirteen & 48/100 (\$37,813.48) Dollars, which indebtedness is evidenced by Borrower's note dated September 16, 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 October 1, 2001

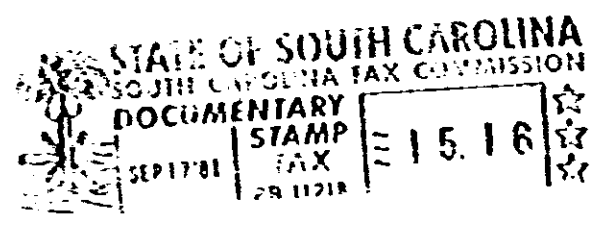
To SECURE to Lender (a) the repayment of the indebtedness evidenced by the Note, with interest thereon, the payment of all other sums, with interest thereon, advanced in accordance herewith to protect the security of this Mortgage, and the performance of the covenants and agreements of Borrower herein 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 in the County of Greenville, State of South Carolina, and being known and designated as Lot No. 44, Haselwood Subdivision, Section 3, according to a plat prepared of said subdivision by Dalton & Neves, Engineers, October, 1973, and which plat is recorded in the RMC Office for Greenville County, South Carolina, in Plat Book 5-D, at page 26, and according to said plat having the following courses and distances, to-wit:

BEGINNING at a point on the edge of Mellyn Street, joint front corner of Lot 44 and 45 and running thence with the common line with Lot 45, N. 64-29 W. 396.9 feet to a point in the line with property now or formerly belonging to Kerns; thence running with the common line with Kerns, N. 25-56 E. 93.5 feet to a point, joint corner of property now or formerly belonging to Lenora Haselwood; thence running with the common line of property now or formerly belonging by Haselwood and Wade, S. 79-50 E. 365.5 feet to a point on the edge of Mellyn Street; thence running with the edge of said street, S. 11-59 W. 156 feet to a point; thence continuing with the edge of said street, S. 14-56 W. 39.2 feet to a point on edge of said street, the point of beginning.

David B. Johnson and

This is that property conveyed to Mortgagor by deed of Marjorie J. E. Johnson by deed dated and filed concurrently herewith.



which has the address of 44 Mellyn Drive Piedmont (Street) (City) S. C. 29673 (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 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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