

GREENVILLE

SEP 14 10 36 AM '82

DONNIE S. TANKERSLEY
R.M.C.

MORTGAGE

THIS MORTGAGE is made this 10 day of September, 1982, between the Mortgagor, Marshall E. Beasley and Kellene T. Beasley, (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 Seven Thousand and no/100 00 Dollars, which indebtedness is evidenced by Borrower's note dated September 10, 1982, (herein "Note"), providing for monthly installments of principal and interest, with the balance of the indebtedness, if not sooner paid, due and payable on 10-1-89

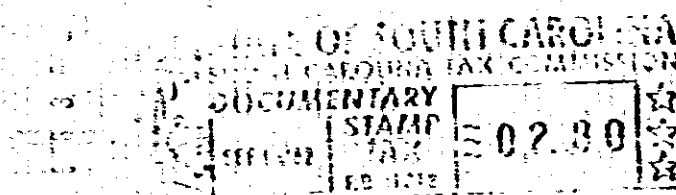
TO SECURE to Lender (a) the repayment of the indebtedness evidenced by the Note, with interest thereon, the payment of all other sums, with interest thereon, advanced in accordance herewith to protect the security of this Mortgage, and the performance of the covenants and agreements of Borrower herein 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:

BEING known and designated as Lots Nos. 43, 44 and 45 of Whispering Pines Subdivision as shown on plat thereof recorded in the R.M.C. Office for Greenville County, S.C. in Plat Book PPP, at Page 65, and being described together according to said plat as follows:

BEGINNING at an iron pin on the southwestern corner of the intersection of Oak Hill Drive and Edgewood Drive and running thence along Edgewood Drive, S. 30-00 W. 266.0 feet to an iron pin in the line of property now or formerly belonging to Ben F. Goss; thence along Goss line, N. 46-10 W. 154.2 feet to an iron pin at the joint corner of Lots 42 and 45; thence along the line of Lot 42, N. 30-00 E. 229.1 feet to an iron pin on the southwestern side of Oak Hill Drive; thence along Oak Hill Drive, S. 60-00 E. 150.0 feet to the beginning corner:

THIS being the same property conveyed to Marshall E. Beasley and Kellene T. Beasley by Hubert Bennett and Frances J. Bennett by deed dated September 26, 1970 and recorded in the R. M. C. Office for Greenville County in Deed Vol. 906, at Page 576, on 1-19-71.

THIS is a second mortgage and is junior in lien to that mortgage executed to Marshall E. Beasley and Kellene T. Beasley which mortgage is recorded in the R. M. C. Office for Greenville County in Book 1254 at Page 534.



which has the address of Route #2, Box 33B, Piedmont, South Carolina 29673,
(Street) (City)
(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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