

FILED  
 GREENVILLE CO. S. C.  
 SEP 16 1 44 PM '82  
 DONNIE C. TANKERSLEY  
 R.M.C.

**MORTGAGE**

THIS MORTGAGE is made this 16th day of September, 1982, between the Mortgagor, HAMLIN BEATTIE, (herein "Borrower"), and the Mortgagee, First Federal Savings and Loan Association of South Carolina, 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 TWENTY THOUSAND AND NO/100-----(\$20,000.00)----- Dollars, which indebtedness is evidenced by Borrower's note dated September 16, 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 October 1, 1987.

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 all improvements thereon or hereafter to be constructed thereon, situate, lying and being in the State of South Carolina, County of Greenville on the southern side of Sweetbriar Road and also fronting on the eastern side of Pleasantburg Drive, (Highway 291) and being a portion of the property shown on the plat of property of Y. P. McCarter dated February 2, 1963 prepared by Piedmont Engineering Service and recorded in the R. M. C. Office for Greenville County, South Carolina in Plat Book XX at Page 117 and having according to said Plat the following metes and bounds, to-wit:  
 Beginning at an iron pin on the southern side of Sweetbriar Road which iron pin is located N. 84-38 E. 150 feet from the southeastern corner of the intersection of Sweetbriar Road and Pleasantburg Drive and running thence along the southern side of Sweetbriar Road N. 84-38 E. 129.45 feet to an iron pin; thence S. 9-20 E. 180.1 feet to an iron pin; thence S. 84-52 W. 281.15 feet to an iron pin; thence along the eastern side of Pleasantburg Drive N. 8-48 W. 22.6 feet to an iron pin at the corner of property now or formerly owned by Gulf Oil Corporation; thence along the line of property now or formerly owned by Gulf Oil Corporation N. 84-38 E. 150 feet to an iron pin; thence continuing along property now or formerly owned by Gulf Oil Corporation N. 8-48 W. 156 feet to the point of beginning.

This being the same property conveyed to Hamlin Beattie by deed of Target Properties, a South Carolina partnership, dated November 8, 1977 and recorded November 10, 1977 in the R. M. C. Office for Greenville County, South Carolina in Volume 1068 at Page 265.

This mortgage being second and junior in lien to a certain mortgage given by Hamlin Beattie in favor of First Federal Savings and Loan Association in the original sum of One Hundred Thousand (\$100,000.00) Dollars, dated November 8, 1977 and recorded in the R. M. C. Office for Greenville County, South Carolina on November 10, 1977 in Mortgage Book 1415 at Page 501, which has the address of 112 N. Pleasantburg Drive, Greenville (City)

South Carolina (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.

STATE OF SOUTH CAROLINA  
 DOCUMENTARY TAX COMMISSION  
 DOCUMENTARY TAX STAMP  
 \$ 0 0 0  
 SEP 16 1982

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