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DONNIE S. TANKERSLEY
R.M.C.

BOOK 1598 PAGE 389

MORTGAGE

THIS MORTGAGE is made this 11th day of March, 1983, 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 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").

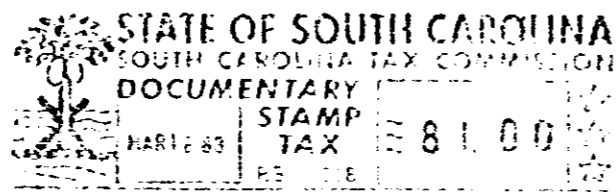
WHEREAS, Borrower is indebted to Lender in the principal sum of Two Hundred Two Thousand Five Hundred and no/100 (\$202,500.00) Dollars, which indebtedness is evidenced by Borrower's note dated March 11, 1983, (herein "Note"), providing for monthly installments of principal and interest, with the balance of the indebtedness, if not sooner paid, due and payable on April 1, 2013.....;

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 located in the City and County of Greenville, State of South Carolina, on the southside of Crescent Avenue and shown as Lot #4 on a plat entitled "Property Survey for Hamlin Beattie, A Portion of Lot No. 4, Cagle Park Subdivision" dated March 16, 1983 by Arbor Engineering and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin old 160 feet west of the intersection of Crescent Avenue and Eagle Avenue and running thence S. 20-23 W. 156.23 feet to an iron pin old on line of Lot #11, thence N. 59-CJ W. 69.35 feet to an iron pin old on line of Lot #12, thence N. 17-53 E. 150.13 feet to an iron pin old, thence S. 64-37 E. 74.97 feet to an iron pin old, the point of beginning.

This being the same property conveyed to mortgagor herein by deed of Hamlin Beattie dated May 25, 1981 and recorded in the R. M. C. Office for Greenville County, South Carolina in Mortgage Book 1148 at Page 733.



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which has the address of 112 Crescent Avenue, Greenville (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 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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