

FILED  
GREENVILLE S.C.

MORTGAGE

AUG 1 4 13 PM '83

THIS MORTGAGE is made this 29 day of July 1983, between the Mortgagor, Claude F. Beauregard and Josee J. Beauregard (herein "Borrower"), and the Mortgagee, AMERICAN FEDERAL BANK, F.S.B., a corporation organized and existing under the laws of THE UNITED STATES OF AMERICA, whose address is 101 EAST WASHINGTON STREET, GREENVILLE, SOUTH CAROLINA (herein "Lender").

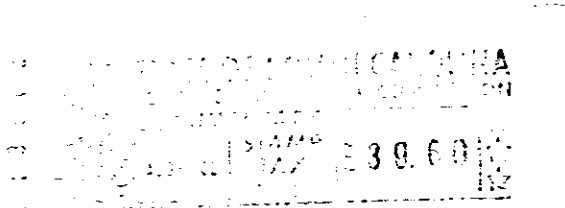
WHEREAS, Borrower is indebted to Lender in the principal sum of NINETY-NINE THOUSAND AND NO/100 Dollars, which indebtedness is evidenced by Borrower's note dated July 29, 1983 (herein "Note"), providing for monthly installments of principal and interest, with the balance of the indebtedness, if not sooner paid, due and payable on August 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 certain piece, parcel and lot of land, and the improvements thereon, situate lying and being in the County of Greenville, State of South Carolina, being known and designated as Lot No. 96 on a Plat of Holly Tree Plantation, Phase II, Section III, prepared by Piedmont Engineers, August 17, 1977, same being recorded in Plat Book 6-H, at Page 10, and having the following metes and bounds, to-wit:

BEGINNING at an iron pin on the southwestern side of Red Oak Court at the joint front corner of Lots Nos. 96 and 97 and running thence S. 35-58 W. 208.70 feet to an iron pin; thence running N. 39-22 W. 140.00 feet to an iron pin; thence running N. 45-39 E. 189.50 feet to an iron pin; thence running along said Red Oak Court S. 40-30 E. 40 feet to an iron pin; thence continuing S. 48-00 E. 50 feet to an iron pin; thence continuing S. 58-06 E. 15 feet to an iron pin, the point of beginning.

This being the same property conveyed to the mortgagors by deed of Donald C. Zwanzig and Jacqui C. Zwanzig of even date to be recorded herewith.



which has the address of 105 Red Oak Court Simpsonville  
[Street] [City]  
S. C. 29681 (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 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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