



MORTGAGE

Recording Stamps are figured on the amount loaned: \$ 15,434.58

BOOK 1630 PAGE 701

THIS MORTGAGE is made this 19 day of September 19 83, between the Mortgagor, J. Daniel Beckman and Susan K. Beckman (herein "Borrower"), and the Mortgagee, AMERICAN FEDERAL SAVINGS AND LOAN ASSOCIATION, 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 Twenty-nine Thousand, Seven Hundred and Seven Dollars and 20/100 Dollars, which indebtedness is evidenced by Borrower's note dated September 19, 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 November 1, 1993

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:

J. Daniel Beckman his heirs and assigns, forever:

All those lots of land in Greenville County, South Carolina, being shown as Lots 3 and 4 on plat of Edwards Forest, Section Three, recorded in Plat Book BBB, at page 99 in the RMC Office for Greenville County, and fronting on Elmwood Drive and Wood Heights Avenue.

Derivation: Deed Book 851 at page 374 and 858 at page 424.

This property is conveyed subject to restrictions, easements of record and on the ground and zoning ordinances affecting said property.

This is the same property conveyed by deed of Homer Edwin Young, to J. Daniel Beckman, dated March 23, 1972 and recorded April 6, 1972 in the RMC Office for Greenville County in Volume 940, at Page 326.

which has the address of 9 Elmwood Dr., Taylors, S.C. 29687 (Street) (City) (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.

