

FILED
FEB 13 1984
SOUTH CAROLINA

MORTGAGE



THIS MORTGAGE is made this 9th day of February, 1984 between the Mortgagor, Gerald R. Beaulieu and Sylvia J. Beaulieu, (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 three thousand three hundred seven and 05/100 Dollars, which indebtedness is evidenced by Borrower's note dated February 9, 1984, (herein "Note"), providing for monthly installments of principal and interest, with the balance of the indebtedness, if not sooner paid, due and payable on February 28, 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 piece, parcel or lot of land, situate, lying and being near the City of Greenville in the County of Greenville, State of South Carolina, being known and designated as Lot No. 82 of Plat of Heathwood Subdivision, which plat is recorded in the RMC Office for Greenville County in Plat Book KK, Page 35 and having, according to said plat, the following mates and bounds, to wit:

BEGINNING at an iron pin on the Southerly side of Heathwood Drive, joint front corner Lots 81 and 82, and running thence S. 59-43 W. 200 feet to an iron pin; thence S. 30-17 E. 150 feet to an iron pin; thence N. 43-01 E. 208.8 feet to an iron pin on Heathwood Drive N. 30-17 W. 90 feet to an iron pin, the point of beginning.

This conveyance is made subject to any restrictions right-of-way, or easements that may appear of record on the recorded plat(s) or on the premises.

This is the same property conveyed to the grantor by deed recorded in the RMC Office for Greenville County, S. C., in Deed Volume 857 at Page 292 on December 5, 1968.

This is a second mortgage junior in lien to that mortgage recorded to Bankers Mortgage Corporation in Volume 857 Page 292 on December 5, 1968.

STATE OF SOUTH CAROLINA
RECORDS AND DEEDS DIVISION
DOCUMENTARY
STAMP
TAX \$ 01.36

which has the address of 314 Heathwood Drive Taylors (City),
South Carolina 29687 (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.

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