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MORTGAGE

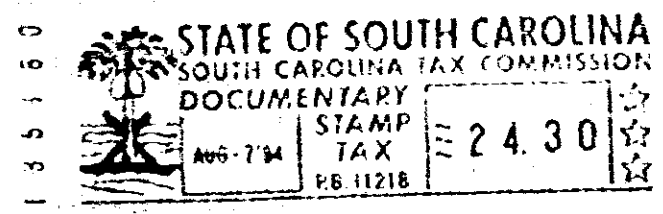
No. 78042192

THIS MORTGAGE ("Security Instrument") is given on August 6, 1984. The mortgagor is Gerald Beaumont and Mary B. Beaumont ("Borrower"). This Security Instrument is given to C & S Real Estate Services, Inc., which is organized and existing under the laws of South Carolina, and whose address is 5900 Core Ave., P.O. Box 10636, Charleston, SC, 29411 ("Lender"). Borrower owes Lender the principal sum of EIGHTY-ONE THOUSAND AND NO/100 Dollars (U.S. \$ 81,000.00). This debt is evidenced by Borrower's note dated the same date as this Security Instrument ("Note"), which provides for monthly payments, with the full debt, if not paid earlier, due and payable on September 1, 2004. This Security Instrument secures to Lender: (a) the repayment of the debt evidenced by the Note, with interest, and all renewals, extensions and modifications; (b) the payment of all other sums, with interest, advanced under paragraph 7 to protect the security of this Security Instrument; and (c) the performance of Borrower's covenants and agreements under this Security Instrument and the Note. For this purpose, Borrower does hereby mortgage, grant and convey to Lender and Lender's successors and assigns the following described property located in Greenville County, South Carolina:

ALL that certain piece, parcel or lot of land, situate, lying and being on the western side of Spring Forest Drive, in the County of Greenville, State of South Carolina, being shown and designated as Lot 28 on a plat of Spring Forest Estates, Map 1, recorded in the RMC Office for Greenville County, South Carolina in Plat Book KK, at Page 117, and having according to said plat the following metes and bounds, to-wit:

BEGINNING at a point on the western side of Spring Forest Drive, at the joint front corner of property now or formerly of Cash, Tract B, and Lot 28, and running thence along the common line of said Lots N. 65-01 W., 520 feet to a point; thence still with the Cash line N. 8-10 W. 286.7 feet to a point on bank of Gray's Branch, at iron pin; thence S. 65-01 E., 676.5 feet to a point on the western side of Spring Forest Drive; thence with the western side of Spring Forest Drive, S. 24-59 W., 240 feet to the point of beginning.

This being the same property conveyed to the mortgagors by deed of Jerry E. Christian and Paula Y. Christian of even date to be recorded herewith.



which has the address of 350 Spring Forest Drive, Simpsonville, South Carolina 29681 ("Property Address")

TO HAVE AND TO HOLD such property 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 rights and stock and all fixtures now or hereafter a part of the property. All replacements and additions shall also be covered by this Security Instrument. All of the foregoing is referred to in this Security Instrument 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 and that the Property is unencumbered, except for encumbrances of record. Borrower warrants and will defend generally the title to the Property against all claims and demands, subject to any encumbrances of record.

THIS SECURITY INSTRUMENT combines uniform covenants for national use and non-uniform covenants with limited variations by jurisdiction to constitute a uniform security instrument covering real property