

FILED  
GREENVILLE, S.C.

Vol 1683 p. 586

SEP 28 12 13 PM '84

DONNIE S. TANKERSLEY  
R.H.C.

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### MORTGAGE

THIS MORTGAGE ("Security Instrument") is given on September 28  
1984. The mortgagor is Michael R. and Pamela H. Beck

("Borrower"). This Security Instrument is given to First Federal Savings and Loan Association of South Carolina, which is organized and existing under the laws of the United States of America, and whose address is 301 College Street, Greenville, South Carolina 29601 ("Lender").

Borrower owes Lender the principal sum of Fifty three thousand and No/100 Dollars (U.S. \$ 53,000.00). 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 October 1, 2014.

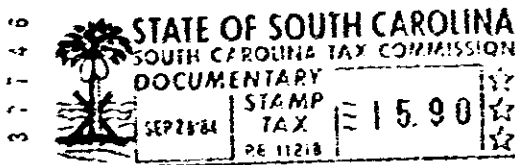
This Security Instrument secures to Lender: (a) the repayment of the debt evidenced by the Note, with interest, and all renewals, extensions and modifications; (b) the payment of all other sums, with interest, advanced under paragraph 7 to protect the security of this Security Instrument; and (c) the performance of Borrower's covenants and agreements under this Security Instrument and the Note. For the 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 piece, parcel or lot of land, together with buildings and improvements, situate, lying and being in the Town of Mauldin, Greenville County, South Carolina, on the Eastern side of Thelma Drive, being shown and designated as Lot 46; on a Plat of CEDAR TERRACE, and recorded in the RMC Office for Greenville County, South Carolina, in Plat Book BBB at Page 137, and being more particularly described as follows:

BEGINNING at an iron pin on the Southern edge of Thelma Drive at the joint front corner of Lots 46 and 47, and running thence N 23-44 E 86.5 feet to an iron pin; running thence N 56-58 E 94.9 feet to an iron pin; running thence S 24-06 E 172.15 feet to a point; running thence S 52-09 W 35 feet to an iron pin; running thence S 31-37 W 15 feet to a point; running thence N 67-56 W 160.85 feet to an iron pin, the point of beginning.

THIS property is subject to any and all restrictions, easements, rights of ways, setback lines or zoning ordinances that may appear of record, on the recorded plat(s) or on the premises.

THIS being the same property conveyed to the Mortgagors here by deed of Robert G. Traynham and Janice A. Traynham dated September 28, 1984 and recorded in the RMC Office for Greenville County on 28 day of September, 1984 in Deed book 1222 at Page 897.



which has the address of 301 Thelma Drive, Mauldin  
[Street] [City]  
South Carolina 29662 ("Property Address");  
[Zip Code]

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 seised 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.

BBB

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