



Documentary Stamps are figured on the amount financed: \$ 6552.71

# MORTGAGE

THIS MORTGAGE is made this 15th day of October, 1982, between the Mortgagor, Jerry N. Beattie and Judith F. Beattie (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 Nine thousand, eight hundred, twenty-one and 40/100 Dollars, which indebtedness is evidenced by Borrower's note dated Oct. 15, 1982 (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, 1982

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 or lot of land with the buildings and improvements thereon situate, lying and being near thk City of Greenville in the county of Greenville, State of South Carolina, being known and designated as Lot 5, Section 5 on a plat entitled "Subdivision for Dunean Mills, Greenville, S.C. 1/4, made by Pickell & Pickell, Engineers, Greenville, South Carolina, June 7, 1948, revised June 15, 1948 and August 7, 1948, and recorded in the R.M.C. Office for Greenville County, S.C., in Plat Book S. at Pages 173-177, inclusive. According to said plat, the within described lot is also known as No. 33 Allen Street and fronts thereon 77 feet.

This is that same property conveyed by deed of Maisie C. Farley to Jerry N. Beattie, dated August 15, 1966, recorded September 8, 1966, in Deed Book 805, at Page 478, in the R.M.C. Office for Greenville County, SC.

ALSO the same property conveyed by deed of Jerry N. Beattie (one-half interest) to Judith N. Beattie, dated May 14, 1982, recorded May 24, 1982, in Deed Volume 1167, at Page 354, in the R.M.C. Office for Greenville County, SC.

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which has the address of 33 Allen St.-Dunean Greenville (Street) (City) SC 29605 (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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