

MORTGAGE

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THIS MORTGAGE is made this... thirty first... day of... October... 19... 84, between the Mortgagor, Marshall E. and Kellene Beasley... (herein "Borrower"), and the Mortgagee, AMERICAN FEDERAL BANK, FSB... 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").

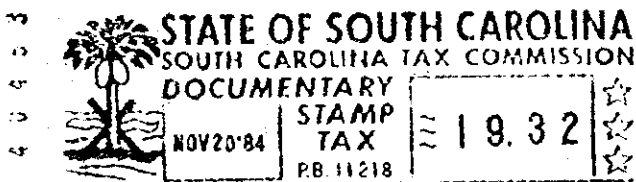
WHEREAS, Borrower is indebted to Lender in the principal sum of... sixty four thousand three... hundred seventy six and 40/100... Dollars, which indebtedness is evidenced by Borrower's note dated October 31, 1984... (herein "Note"), providing for monthly installments of principal and interest, with the balance of the indebtedness, if not sooner paid, due and payable on... November 20, 1994...

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 those pieces, parcels or lots of land in Grove Township, Greenville County, State of South Carolina, being known and designated as Lots Nos. 43, 44 and 45 of Whispering Pines Subdivision, as shown on plat thereof recorded in the RMC Office for Greenville County, S. C., in Plat Book PPP, Page 65, and being described together according to said plat as follows:

BEGINNING at an iron pin on the southwestern corner of the intersection of Oak Hill Drive and Edgewood Drive and running thence along Edgewood Drive S. 30-00 E., 266.0 feet to an iron pin in the line or property now or formerly belonging to Ben F. Goss; thence along Goss line N. 46-10 W., 154.2 feet to an iron pin at the joint corner of Lots 42 and 45; thence along the line of Lot 42 N. 30-00 E., 229.1 feet to an iron pin on the southwestern side of Oak Hill Drive; thence along Oak Hill Drive S. 60-00 E., 150.0 feet to the beginning corner.

The above described property is the same conveyed to the Mortgagors herein by deed of Hubert Bennett and Frances J. Bennett, dated September 26, 1970, and recorded January 19, 1971, in the RMC Office for Greenville County in Deed Book 906, Page 576.



which has the address of... Rt. 2, Box 33, ... Piedmont... S. Carolina 29673... (herein "Property Address");

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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