

JUN 20 5 41 PM '83
DONNIE S. HARRIS
RECORDS

First Federal Savings and Loan of SC
PO Box 408
Greenville, SC 29602

MORTGAGE

THIS MORTGAGE is made this 16th day of June, 1983, between the Mortgagor, John E. Beveliaque and Phyllis H. Beveliaque, (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 Twelve Thousand ~~four hundred and 00/100~~ Dollars, which indebtedness is evidenced by Borrower's note dated _____, (herein "Note"), providing for monthly installments of principal and interest, with the balance of the indebtedness, if not sooner paid, due and payable on June 30, 1988

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 in Greenville County, State of South Carolina being shown and designated as Lot 47 on plat of Eastgate Village made by Piedmont Engineers and Architects, dated June 15, 1973 and recorded in the RMC Office for Greenville County in Plat Book 4X at Page 31. According to said plat, the property is more fully described as follows:

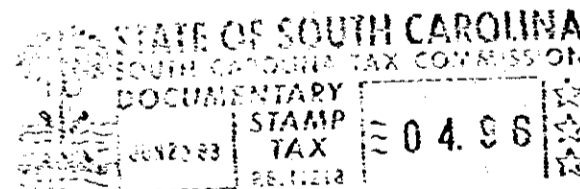
BEGINNING at an iron pin on Blackenridge Drive at the joint front corner of Lots 47 and 46 and running thence along the joint line of said lots S. 39-39 E. 104.4 feet to an iron pin on "Open Greenway"; thence with said "Open Greenway" S. 32-12 W. 89.95 feet to an iron pin at the joint corner of Lot 49; thence with Lot 49 and 48 N. 34-50 W. 130 feet to an iron pin on Blackenridge Drive; thence with said drive N. 52-55 E. 46.0 feet to an iron pin; thence continuing N. 40-41 E. 29.0 feet to an iron pin, the point of beginning.

This is the same property conveyed to John E. Beveliaque and Phyllis H. Beveliaque by Threatt-Maxwell Enterprises, Inc., dated December 22, 1975 and recorded in the RMC Office for Greenville County on December 22, 1975 in Vol. 1029 and at page 193.

John E. Beveliaque deeded to Phyllis H. Beveliaque his one-half interest in said property on the 21st day of September, 1982, with said deed being recorded in the RMC Office for Greenville County in Volume 1174, at page 418 on the 23rd day of September, 1982.

See Schedule A

** See attached for further description.



which has the address of Route # 4, 4 Blackenridge Drive, Taylors, S. C. 29687,
(Street) (City)
(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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