

FILED
GREENVILLE
JUN 22 2 36 PM '83
DONNIE R. H. C. LEBLEY
R.H.C.

BOOK 1612 PAGE 559

MORTGAGE

THIS MORTGAGE is made this 21st day of June, 1983, between the Mortgagor, Dawn G. Beard

, (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").

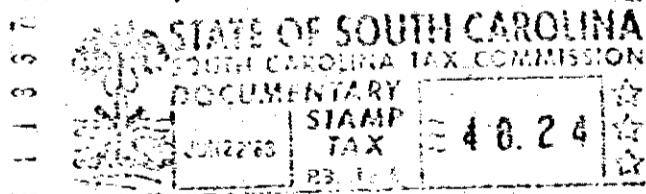
WHEREAS, Borrower is indebted to Lender in the principal sum of ONE HUNDRED AND TWENTY Thousand, Six Hundred and 00/100 Dollars, which indebtedness is evidenced by Borrower's note dated June 21, 1983, (herein "Note"), providing for monthly installments of principal and interest, with the balance of the indebtedness, if not sooner paid, due and payable on July 1, 1984. A. P. . . .;

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 Butler Township, Greenville County, State of South Carolina, being known as Lot. Number 27, Timrod Way, on Section 2, PARKINS LAKE DEVELOPMENT, near Greenville, S. C., according to a plat made October 22, 1962, by R. K. Campbell, Engineer, which is recorded in the Office of the Register of Mesne Conveyance for Greenville County, South Carolina, in Plat Book "YY" at Page 93, reference to which is craved for a more complete description of the metes and bounds thereof;

This property is conveyed subject to all liens, restrictions, easements and other encumbrances of record;

DERIVATION: Deed to Dawn G. Beard from Louise F. Adcock, dated June 21, 1983, recorded simultaneously with this mortgage.



which has the address of 16 Timrod way, Greenville, South Carolina, (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 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.

925
UN22 83 022
100001

0569

14328-112