



MORTGAGE

1047 307
Secondary Stamps are figured on
the amount financed: \$4,005.64.

THIS MORTGAGE is made this 7th day of October
between the Mortgagor, Kenneth R. Beck and Janice E. Beck
(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 Forty Nine Hundred Thirty two
and 90/100 Dollars, which indebtedness is evidenced by Borrower's note
dated October 7, 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 October 15, 1986

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, together with all buildings and
improvements situate, lying and being on the northwestern corner of the
intersection of Crabapple Drive with Cunningham Road in Greenville County,
South Carolina, being known and designated as Lot No. 1 on a plat of
Cunningham Acres, Section 4, made by C. O. Riddle, dated September 29, 1971,
recorded in the R. M. C. Office for Greenville County, South Carolina in
Plat Book 4-R at page 4, reference to said plat is hereby made for a more
complete description thereof.

The above property is the same conveyed to the grantors by deed of Alvin
Trammell recorded in the R. M. C. office for Greenville County, South
Carolina on December 4, 1973, in Deed Book 989 at page 781. and is hereby
conveyed subject to rights of way, easements, conditions, roadways, setback
lines and restrictive covenants reserved on plats and other instruments
of public record and actually existing on the ground affecting said
property.

The grantees herein agree and assume to pay Greenville County property
taxes for the tax year 1977 and subsequent years.

As a part of the consideration of this deed the grantees herein agree and
assume to pay that certain note and mortgage given to Fidelity Federal
Savings and Loan Association dated December 3, 1973, recorded December 4,
1973, in Mortgage Book 1296, page 706, in the original sum of \$39,900.00,
which has a present balance due in the sum of \$38,768.58.

THIS IS THE SAME PROPERTY CONVEYED BY DEED OF HAROLD H. BROOKS AND
JUNE L BROOKS, DATED 8/12/77, AND RECORDED 8/15/77 IN THE RMC OFFICE
FOR GREENVILLE COUNTY IN VOLUME 1062 AT PAGE 532 .

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which has the address of 2 Cunningham Circle, Taylors,
[Street] [City]
SC 29687 (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 improve-
ments 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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