

FILED
GREENVILLE CO. S.C.

MAR 1 1 24 PM '84

First Federal of South Carolina
Post Office Box 408
Greenville, South Carolina 29602

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MORTGAGE

THIS MORTGAGE is made this 1st day of March, 1984, between the Mortgagor, HAMLIN BEATTIE as TRUSTEE, (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 Seventy-one Thousand and 00/100 (\$71,000.00) Dollars, which indebtedness is evidenced by Borrower's note dated March 1, 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 August 30, 1984;

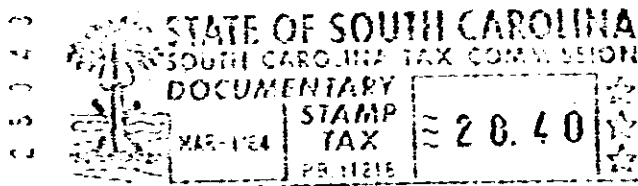
TO SECURE to Lender (a) the repayment of the indebtedness evidenced by the Note, with interest thereon, the payment of all other sums, with interest thereon, advanced in accordance herewith to protect the security of this Mortgage, and the performance of the covenants and agreements of Borrower herein 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 all improvements thereon, or hereafter constructed thereon, situate, lying and being in the State of South Carolina, County of Greenville, in Cleveland Township, being shown as Lot 41, Section A, Paris Mountain Caesar's Head Company Property, as shown on plat made by R.E. Dalton, October, 1924, recorded in the R.M.C. Office for Greenville County, South Carolina, in Plat Book "G", at Page 123, and further described as follows:

BEGINNING at an iron pin on the southern side of Southside Drive at the joint front corner of Lots 43 and 41, and running thence with the joint line of said lots and crossing an iron pin, S. 19-20 E. 170 feet, more or less, to an iron pin; thence in a southeasterly direction 42 feet to an iron pin at joint rear corner of Lots 41 and 39; thence with the joint line of said lots, N. 0-23 W. 170 feet, more or less, crossing an iron pin, to an iron pin; thence along the southern side of Southside Drive, N. 89-23 W. 50 feet to an iron pin; thence continuing with said Drive, S. 78-49 W. 50 feet to the point of beginning.

This is the same property conveyed to the Mortgagor herein by deed of Lawrence Craig Childs dated May 12, 1978, and recorded in the R. M. C. Office for Greenville County, South Carolina in Deed Book 1080, at Page 959.

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which has the address of Lot 41, Section A, Caesar's Head (City)
South Carolina (State and Zip Code) (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.

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