

FILED  
GREENVILLE, S.C.

OCT 4 4 54 PM '84

DONALD S. WINDSLEY  
R.M.C.

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**SECURITY FEDERAL**  
**MORTGAGE**

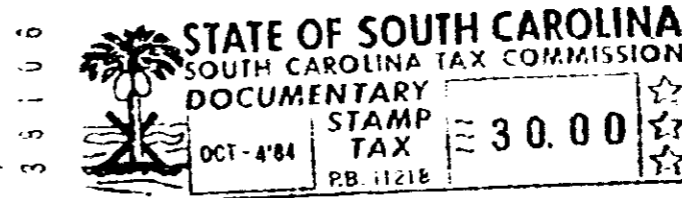
THIS MORTGAGE ("Security Instrument") is given on October 4th  
19 84. The mortgagor is John M. Beam, Jr. & Rebecca S. Beam  
("Borrower"). This Security Instrument is given to Security Federal  
Savings & Loan Association of South Carolina, which is organized and existing  
under the laws of South Carolina and whose address is  
P.O. Box 7488, Columbia, South Carolina 29202 ("Lender").  
Borrower owes Lender the principal sum of One Hundred Thousand Dollars  
and no/100 Dollars (U.S. \$ 100,000.00). This debt is evidenced by Borrower's note  
dated the same date as this Security Instrument ("Note"), which provides for monthly payments, with the full debt, if not  
paid earlier, due and payable on November 1, 2014. This Security Instrument  
secures to Lender: (a) the repayment of the debt evidenced by the Note, with interest, and all renewals, extensions and  
modifications; (b) the payment of all other sums, with interest, advanced under paragraph 7 to protect the security of this  
Security Instrument; and (c) the performance of Borrower's covenants and agreements under this Security Instrument and  
the Note. For this purpose, Borrower does hereby mortgage, grant and convey to Lender and Lender's successors and  
assigns the following described property located in Greenville County, South Carolina:

ALL that piece, parcel or lot of land, with all improvements thereon, situate, lying and  
being on the eastern side of Heatherbrook Road in the County of Greenville, State of South  
Carolina, being shown and designated as Lot No. 12 on Plat of Foxcroft, Section I, prepared  
by C.O. Riddle, RLS, dated September 15, 1969, recorded in Plat Book 4F at Page 2 and being  
described more particularly, according to said plat, to wit:

BEGINNING at an iron pin on the eastern side of Heatherbrook Road at the joint front corner  
of Lots No. 12 and 13 and running thence along the common line of said lots, N. 86-11 E.,  
215.5 feet to an iron pin at the joint rear corner of said lots; thence S. 7-04 W., 132.4  
feet to an iron pin at the joint rear corner of Lots No. 11 and 12; thence along the common  
line of said lots, S. 86-11 W., 190.5 feet to an iron pin at the joint front corner of said  
lots on the eastern side of Heatherbrook Road; thence along the eastern side of said Road, N.  
3-49 W., 130 feet to an iron pin, the point of beginning.

This is the same property conveyed to the Mortgagors by Deed from Leif G. Persson and Maureen  
Persson dated October 4, 1984 and recorded October 4, 1984 in the R.M.C. Office for  
Greenville County in Deed Book 1223 Page 433.

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which has the address of 101 Heatherbrook Road Greenville  
[Street] [City]  
South Carolina 29615 ("Property Address").  
[Zip Code]

TO HAVE AND TO HOLD such property 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 rights and stock and all fixtures now or hereafter a part of the property. All  
replacements and additions shall also be covered by this Security Instrument. All of the foregoing is referred to in this  
Security Instrument 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 and that the Property is unencumbered, except for encumbrances of record.  
Borrower warrants and will defend generally the title to the Property against all claims and demands, subject to any  
encumbrances of record.

THIS SECURITY INSTRUMENT combines uniform covenants for national use and non-uniform covenants with  
limited variations by jurisdiction to constitute a uniform security instrument covering real property.

S. OCT  
SOUTH CAROLINA—Single Family—FNMA/FHLMC UNIFORM INSTRUMENT