



# MORTGAGE

THIS MORTGAGE is made this 15th day of April, 1982, between the Mortgagor, Larry T. Beatty and Maureen A. Beatty (herein "Borrower"), and the Mortgagee, AMERICAN FEDERAL SAVINGS AND LOAN ASSOCIATION, a corporation organized and existing under the laws of SOUTH CAROLINA, whose address is 101 EAST WASHINGTON STREET, GREENVILLE, SOUTH CAROLINA (herein "Lender").

WHEREAS Borrower is indebted to Lender in the principal sum of Nineteen thousand, six hundred, ninety-eight and 84/100 Dollars, which indebtedness is evidenced by Borrower's note dated April 15, 1982 (herein "Note"), providing for monthly installments of principal and interest, with the balance of the indebtedness, if not sooner paid, due and payable on May 1, 1987.

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 situate, lying and being in the County of Greenville, State of South Carolina, in Austin Township, on the western side of East Georgia Road, containing 5 acres, more or less, and designated as Lot No. 4 on a plat prepared by C. O. Riddle, Surveyor, dated August, 1971, entitled "Property of Renzile L. Cooper: and having, according to said plat, the following metes and bounds, to-wit:;

BEGINNING AT A point in the center of said East Georgia Road, joint corner with Tract #3, and running thence with the joint line of said Tract N. 55-05 W. crossing an iron pin 26.1 feet in the western edge of said road from said point, a total distance of 1,054.5 feet to an iron pin in or near branch, back joint corner with Tract #3; thence with branch N. 36-43 E. 138.7 ft to a point; thence with branch N. 23-20 E. 71.9 feet to an iron pin; thence with the joint line of Tract #5 S. 55-05 E. 1035.2 feet to a point in the center of said road, crossing an iron pin 21.6 feet in the western edge of said road before reaching said point; thence with the center of said road S. 26-51 W. 121 feet to the point of beginning.

This is the same property conveyed by deed of Larry W. Overfelt and Stacie L. Overfelt to Larry T. Beatty and Maureen A. Beatty dated 5/29/79, recorded 6/20/79, in volume 1105, at page 174, in the RMC Office for Greenville County, SC.

which has the address of Rt. 5, East Georgia Road, Simpsonville, SC 29681 (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 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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