

MORTGAGE

THIS MORTGAGE is made this 14 day of April 1978, between the Mortgagor, HAROLD A. BEEMER AND CAROLYN W. BEEMER (herein "Borrower"), and the Mortgagee, POINSETT FEDERAL SAVINGS AND LOAN ASSOCIATION of Travelers Rest, a corporation organized and existing under the laws of South Carolina, whose address is 203 State Park Road, Travelers Rest, S. C. 29690 (herein "Lender").

WHEREAS, Borrower is indebted to Lender in the principal sum of Nine Thousand One Hundred and 00/100 (\$9,100.00) Dollars, which indebtedness is evidenced by Borrower's note dated April 14, 1978 (herein "Note"), providing for monthly installments of principal and interest, with the balance of the indebtedness, if not sooner paid, due and payable on April 1, 1988.

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 in Greenville Township, Greenville County, State of South Carolina, and being known and designated as Lot No. 8 in Block L in a Subdivision known as the Park Place, which is represented by a plat recorded in the R.M.C. Office for Greenville County in Plat Book A at Page 119; said lot has frontage of 50 feet on Third Avenue and running back in parallel lines of 150 feet to an alley.

ALSO: ALL that certain lot of land in Greenville Township, Greenville County, State of South Carolina, just outside the corporate limits of the City of Greenville, in a certain addition to the City of Greenville, known as Park Place, and designated as Lot No. 10 in Block L, as shown on a revised plat of said addition, filed in the Office of the R.M.C. for Greenville County in Plat Book A at Page 119, said lot having frontage of 50 feet on the eastern side of Third Avenue, with a depth in parallel lines of 150 feet.

LOT 8 being the same property conveyed to the Mortgagors herein by deed of L. J. Grastie, C. M. Grastie and Lonie Mae Clayton, said deed being dated of even date and recorded in the R.M.C. Office for Greenville County in Deed Book 1077 at Page 173.

LOT 10 being the same property conveyed to the Mortgagors herein by deed of C. M. Grastie, said deed being dated of even date and recorded in the R.M.C. Office for Greenville County in Deed Book 1077 at Page 172.

which has the address of 206 and 208 Conyers (Street), (City), (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 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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