

GREENVILLE CO. S.C.

NOV 27 11 22 AM '78

MORTGAGE

THIS MORTGAGE is made this 27th day of November, 1978, between the Mortgagor, Arthur William Bevil and Sandra B. Bevil, (herein "Borrower"), and the Mortgagee, First Federal Savings and Loan Association, 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").

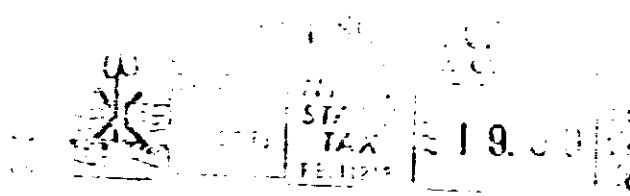
WHEREAS, Borrower is indebted to Lender in the principal sum of Forty Seven Thousand Four Hundred Fifty and 00/100 Dollars, which indebtedness is evidenced by Borrower's note dated November 27, 1978, (herein "Note"), providing for monthly installments of principal and interest, with the balance of the indebtedness, if not sooner paid, due and payable on December 1, 2008;

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 in the State of South Carolina, County of Greenville, on the southern side of Randy Drive in Chick Springs Township, being shown and designated as Lot 18 on Plat of Section 2 of Edwards Forest recorded in Plat Book RR at Page 21, and having according to said plat the following metes and bounds, to-wit:

BEGINNING at an iron pin on the southern side of Randy Drive at the joint front corner of Lots 17 and 18 and running thence with line of Lot 17 S. 33-15 E. 180 feet to pin; thence S. 56-45 W. 100 feet to a pin at rear corner of Lot 19; thence with line of Lot 19 N. 33-15 W. 180 feet to pin on Randy Drive; thence with the southern side of Randy Drive N. 56-45 E. 100 feet to the point of beginning.

This being the same property conveyed to the mortgagors by deed of James H. Harkins and Mabel H. Harkins, of even date, to be recorded herewith.



which has the address of 23 Randy Drive, Taylors, South Carolina, 29687 (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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