

FILED
GREENVILLE CO. S. C.

VOL 1405 PAGE 377

MORTGAGE

MAY 4 4 27 PM '79

DONNIE S. TANKERSLEY
R.M.C.

THIS MORTGAGE is made this 30th day of April 1979 between the Mortgagor, Joseph E. Beck, Jr. and Eleanor T. Beck (herein "Borrower"), and the Mortgagee, FIDELITY 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").

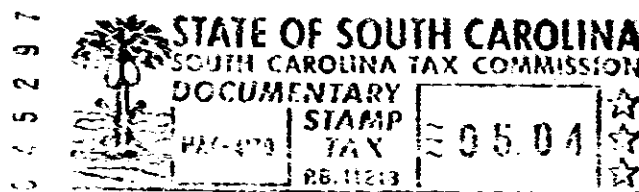
WHEREAS, Borrower is indebted to Lender in the principal sum of Twelve thousand six hundred & No/100ths (\$12,600.00) Dollars, which indebtedness is evidenced by Borrower's note dated April 30, 1979 (herein "Note"), providing for monthly installments of principal and interest, with the balance of the indebtedness, if not sooner paid, due and payable on June 1st, 1994;

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, with all improvements thereon or hereafter constructed thereon, situate, lying and being on the western side of Daisy Drive in the County of Greenville, State of South Carolina, being shown and designated as Lot No. 74 on Plat of Pine Hill Village, prepared by R. K. Campbell, RLS, dated November 30, 1960, recorded in Plat Book QQ at Page 169 and being described more particularly, according to said plat, to-wit:

BEGINNING at an iron pin on the western side of Daisy Drive at the joint front corner of Lots 74 and 75 and running thence along said Drive N. 10-49 E. 70 feet to an iron at the joint front corner of Lots 73 and 74; thence along the common line of said lots N. 79-11 W. 140 feet to an iron pin at the joint rear corner of said lots; thence S. 10-49 W. 70 feet to an iron pin, the joint rear corner of lots 74 and 75; thence along the common line of said lots S. 79-11 E. 140 feet to an iron pin, the point of beginning.

DERIVATION: Deed of C. Douglas Wilson, Inc. recorded May 17, 1971 in Deed Book 674 at Page 38.



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which has the address of 103 Daisy Drive, Greenville, S. C. 29605 (Street) (City) (herein "Property Address"); (State and Zip Code)

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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