MORTGAGE

STATE OF SOUTH CAROLINA COUNTY OF GREENVILLE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

JOHN S. BECKFORD AND DIANA K. BECKFORD

(hereinafter referred to as Mortgagor) SEND(S) GREETING:

WHEREAS, the Mortgagor is well and truly indebted unto FIDELITY FEDERAL SAVINGS AND LOAN ASSOCIATION, GREENVILLE, S. C., (hereinafter referred to as Mortgagee) in the sum of Thirty-four Thousand Three Hundred and no/100-_---- DOLLARS

(\$ 34,300.00) It as evidenced by the Mortgagor's note of even date, bearing interest as stated in said note, and payable as therein stated or as modified by mutual agreement, in writing, the final maturity of which is thirty (30) years after the date hereof, unless extended by mutual consent, the terms of said note and any agreement modifying it are incorporated herein by reference; and

WHEREAS, the Mortgagor may hereafter become indebted to the said Mortgagee for such further sums as may be advanced or readvanced to or for the Mortgagor's account, including advances made by the Mortgagee on other or no security:

NOW, KNOW ALL MEN, That the Mortgagor, in consideration of the aforesaid debt, and in order to secure the payment thereof and of any other and further sums for which the Mortgagor may be indebted to the Mortgagoe at any time for advances made to or for his account by the Mortgagoe, and also in consideration of the further sum of Three Dollars (\$3.00) to the Mortgagor in hand well and truly paid by the Mortgagoe at and before the scaling and delivery of these presents, the receipt whereof is hereby acknowledged, has granted, bargained, sold and released, and by these presents does grant, bargain, sell and release unto the Mortgagoe, its successors and assigns.

"All that certain piece, parcel or lot of land, with all improvements thereon, or hereafter constructed thereon, situate, lying and being in the State of South Carolina, County of Greenville, being known and designated as Lot 23 as shown of plat of "Property of George L. Coleman, Jr.," recorded in the R.M.C. Office for Greenville County, South Carolina, in Plat Book 5-Z at page 61, and having according to said plat, the following metes and bounds, to wit:

BEGINNING at an iron pin on the Western side of Tubbs Mountain Road at the joint front conrer of lots 23 and 24 and running thence with the joint line of said lots, S. 83-14 W., 193.3 feet to an iron pin; thence N. 9-38 W., 95 feet to an iron pin; thence N. 10-10 E., 193.1 feet to an iron pin on the Western side of Tubbs Mountain Road; thence with Tubbs Mountain Road S. 9-34 E., 105.4 feet to the point of beginning.

This is the same property conveyed to the Mortgagor herein by deed from Robert L. Hester, III, dated December 19, 1977, and recorded herewith.

The Mortgagee's mailing address is P.O. Box 1268, Greenville, SC

Together with all and singular the rights, members, hereditaments, and appurtenances to the same belonging or in any way incident or appertaining, and all of the rents, issues, and profits which may arise or be had therefrom, and including all heating, plumbing, and lighting fixtures and any other equipment or fixtures now or hereafter attached, connected, or fitted thereto in any manner; it being the intention of the parties hereto that all such fixtures and equipment, other than the usual household furniture, be considered a part of the real estate.

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