## MORTGAGE

THIS MORTGAGE is made this	15th	ı	day o	f	February		
	A. Beau	doin and I	Betty J.	, Bea	audoin		
						First	Federa
Savings and Loan Association, a corporate	ion orga	nized and exi	isting un	der ti	he laws of the	e Unite	a States

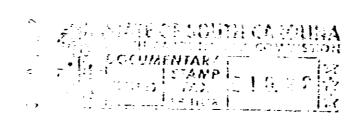
WHEREAS, Borrower is indebted to Lender in the principal sum of <u>Twenty-Five Thousand Seven Hundred Nineteen and 84/100</u> Dollars, which indebtedness is evidenced by Borrower's note dated <u>February 15, 1980</u>, (herein "Note"), providing for monthly installments of principal and interest, with the balance of the indebtedness, if not sooner paid, due and payable on <u>Harch 1, 2002...</u>

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 \_\_\_\_\_\_\_\_\_, 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, on the Eastern side of Ladbroke Court, being known and designated as Lot No. 379, as shown on a Plat of Del Norte Estates, Section III, made by Piedmont Engineers & Architects, May 3, 1971, and recorded in the R.M.C. Office for Greenville County, in Plat Book 4-N at Page 14, and having, according to said Plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the Eastern side of Ladbroke Court, at the joint front corner of Lots Nos. 378 and 379, and running thence with the common line of said Lots N. 58-11 E. 144.0 feet to an iron pin; thence running S. 62-40 E. 115.0 feet to an iron pin; thence running S. 27-20 W. 110.0 feet to an iron pin at the joint rear corner of Lots Nos. 379 and 380; thence with the common line of said Lots N. 82-06 W. 141.1 feet to an iron pin on the Eastern side of Ladbroke Court; thence with the curve of said Court N. 9-33 W. 35.0 feet and N. 54-02 W. 35.2 feet to the point of beginning.

This is the identical property conveyed to the Mortgagors herein by Herman L. Pittman and Barbara J. Pittman by Deed recorded simultaneously herewith.



which has the address of Lot 379, 7 Ladbroke Court, Del Norte Estates, Greenville

S.C. 29615 (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.

SOUTH CAROLINA - 1 to 4 Family-6'75-FNMA/FHLMC UNIFORM INSTRUMENT (with amendment adding Para, 24)

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1 Sec. 3

- A TOTAL CONTRACTOR