

AFFIDAVIT
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GREENVILLE CO. S. C.

BOOK 1273 PAGE 506

File

Fountain Inn Federal Savings & Loan Association
Fountain Inn, South Carolina

STATE OF SOUTH CAROLINA }
COUNTY OF GREENVILLE } ss:

MORTGAGE
Of Real Estate

TO ALL WHOM THESE PRESENTS MAY CONCERN:

Lee David Beaugard and Dagmar Z. Beaugard

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

WHEREAS, the Mortgagor is well and truly indebted unto FOUNTAIN INN FEDERAL SAVINGS AND LOAN ASSOCIATION OF Fountain Inn, S. C., (hereinafter referred to as Mortgagee) as evidenced by the Mortgagor's promissory note of even date herewith, the terms of which are incorporated herein by

reference, in the sum of Thirty-Nine Thousand and 00/100

DOLLARS (\$ 39,000.00), with interest thereon from date at the rate of Seven & Three-Quarter per centum per annum, said principal and interest to be paid as therein stated, and

WHEREAS, the Mortgagor may hereafter become indebted to the said Mortgagee for such further sums as may be advanced to or for the Mortgagor's account for taxes, insurance premiums, public assessments, repairs, or for any other purpose, and

WHEREAS, the unpaid balance of said debt or debts, if not sooner paid, shall be due and payable.

September 1, 1998

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 Mortgagee at any time for advances made to or for his account by the Mortgagee, and also in consideration of the further sum of Three Dollars (\$3.00) to the Mortgagor in hand well and truly paid by the Mortgagee at and before the sealing and delivery of these presents, the receipt whereof is hereby acknowledged, has granted, bargained, sold and released, and by these presents does hereby grant, bargain, sell and release unto the Mortgagee, its successors and assigns.

All that 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, near the town of Simpsonville, containing 10 Acres, more or less, according to Plat prepared by C. O. Riddle, on August 10, 1963 and having, according to said Plat, the following metes and bounds, to-wit:

BEGINNING at a point in the center of Jonesville Road, which point is located S. 46-14 E., 28.5 ft. from an iron pin on the Northwestern side of said Road and running thence with the line of H. F. West, N. 46-14 W., 1,128.4 ft. to an iron pin; thence N. 43-41 E., 407.5 ft. to an iron pin on the line of property of Hazel Thackston; thence with the line of Thackston, S. 46-14 E., 1,010.3 ft. to a point in the center of said Road, passing over an iron pin 28.5 ft. back on line; thence with the center of said Road, S. 27-35 W., 425.5 ft. to the point of beginning.

This is the same property conveyed to the mortgagors by deed recorded in the R.M.C. Office for Greenville County in Deed Book 912, Page 23.