

South Carolina Federal Savings & Loan Association
P. O. Box 937
Greenville, South Carolina 29602

FILED
GREENVILLE CO. S. C.

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DONNIE S. TANKERSLEY
R.M.C.

MORTGAGE

THIS MORTGAGE is made this 28th day of April, 1978, between the Mortgagor, Brian C. Beem and Beverly D. Beem

_____, (herein "Borrower"), and the Mortgagee, South Carolina Federal Savings and Loan Association, a corporation organized and existing under the laws of the United States of America, whose address is 1500 Hampton Street, Columbia, South Carolina (herein "Lender").

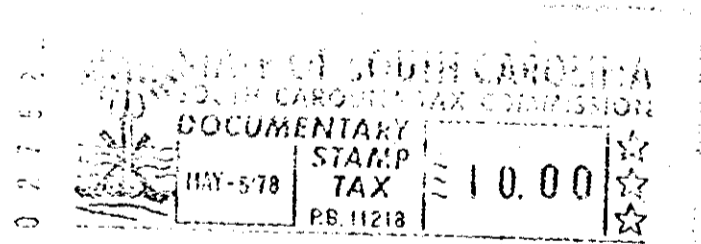
WHEREAS, Borrower is indebted to Lender in the principal sum of Twenty-five Thousand and No/100 Dollars, which indebtedness is evidenced by Borrower's note dated April 28, 1978, (herein "Note"), providing for monthly installments of principal and interest, with the balance of the indebtedness, if not sooner paid, due and payable on June 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 certain piece, parcel or lot of land, with improvements thereon, situate, lying and being on the northern side of Darby Court near the City of Greenville, in the County of Greenville, State of South Carolina and known and designated as Lot No. 70 of a subdivision known as Section No. 3, Chick Springs recorded in the R.M.C. Office for Greenville County in Plat Book UUU at Page 91 and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at a point on the northern side of Darby Court at the joint front corner of Lots Nos. 69 and 70 and running thence along the northern side of Darby Court, N. 78-53 W., 90.0 feet to a point at the joint front corner of Lots 70 and 71; running thence along the joint line of said lots N. 4-50 E., 157.4 feet to a point; thence S. 78-57 E., 66.6 feet to a point; thence S. 78-42 E., 23.4 feet to a point at the joint rear corner of Lots 69 and 70; running thence S. 4-50 W., 157.4 feet to the point and place of beginning.

This is the same property conveyed to the Mortgagors herein by deed of Phillip T. Whittley and Rebecca W. Whittley recorded in the R.M.C. Office for Greenville County in Deed Book 1643 at Page 650 on the 5th day of May, 1978.



which has the address of 118 Darby Court Taylors
[Street] [City]
South Carolina 29687 (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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