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GREENVILLE CO. S. C.

MORTGAGE

BOOK 1449 PAGE 41

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DONNIE S. TAMMERSLEY
R.M.C.

THIS MORTGAGE is made this 31st day of October, 1978, between the Mortgagor, Marion Beasley (herein "Borrower"), and the Mortgagee, HERITAGE FEDERAL SAVINGS AND LOAN ASSOCIATION, a corporation organized and existing under the laws of the United States of America, whose address is 201 West Main Street, Laurens, S.C. 29360 (herein "Lender").

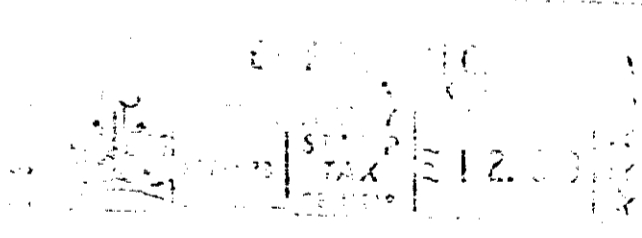
WHEREAS, Borrower is indebted to Lender in the principal sum of Thirty Thousand and No/100 (\$30,000.00) Dollars, which indebtedness is evidenced by Borrower's note dated (herein "Note"), providing for monthly installments of principal and interest, with the balance of the indebtedness, if not sooner paid, due and payable on October 1, 2003

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 tract of land, with the improvements thereon, lying, being and situated in the Town of Fountain Inn, County of Greenville, State of South Carolina, known and designated as Lot No. 1 in accordance with a plat made for Marion and C. D. Beasley by William R. McCoy dated February 18, 1969 and being more fully described in accordance with said plat, to-wit:

BEGINNING at an iron pin on the northwestern edge of C. D. Beasley's and Marion Beasley's property, joint front corner of property of Trinity Methodist Church and running thence along said church property line N. 51-16 E. 108.1 feet to iron pin; thence S. 50-16 E. 80 feet to iron pin; thence S. 50-38 W. 124 feet to iron pin on Weston Street; thence along the edge of Weston Street, N. 38-31 W. 80 feet to point of beginning.

This being the same property conveyed to the Mortgagor herein by deed recorded March 24, 1970 in Deed Volume 886 at page 418. *The grantor of said deed being C. D. Beasley.*



which has the address of 407 South Weston Street, Fountain Inn, South Carolina 29644 (herein "Property Address");
[Street] [City] [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 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.

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