

FILED  
GREENVILLE CO. S. C.

AUG 21 3 39 PM '80

DONNIE S. TANKERSLEY  
R.H.C.

BOOK 1512 PAGE 112

## MORTGAGE

THIS MORTGAGE is made this 20th day of August, 19 80, between the Mortgagor, Deborah L. Beddingfield (herein "Borrower"), and the Mortgagee, GREER FEDERAL SAVINGS AND LOAN ASSOCIATION, a corporation organized and existing under the laws of SOUTH CAROLINA, whose address is 107 Church Street, Greer, South Carolina 29651 (herein "Lender").

WHEREAS, Borrower is indebted to Lender in the principal sum of Twenty-three thousand (\$23,000.00) Dollars, which indebtedness is evidenced by Borrower's note dated August 20, 1980 (herein "Note"), providing for monthly installments of principal and interest, with the balance of the indebtedness, if not sooner paid, due and payable on September 1, 2010;

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 tract of land, containing 11.4 acres, more or less, situate, lying and being in Greenville County, South Carolina, as shown on a Plat prepared by Freeland & Associates, dated June 13, 1980, recorded in the RMC Office for Greenville County in Plat Book 8-A, at Page 24, and having, according to said Plat, the following metes and bounds:

BEGINNING at a nail and cap in the center of Carr Road and running thence S 3-34 E, 28.36 feet to an iron pin; thence running along the joint line with property now or formerly belonging to Olinger, S 3-34 E, 762.37 feet to an iron pin; thence continuing with said Olinger line, S 18-03 E, 346.56 feet to an iron pin; thence S 84-27 W, 246.85 feet to an iron pin; thence running along the joint line with property now or formerly belonging to Rainey, N 21-14 W, 1195.15 feet to an iron pin; thence running N 21-14 W, 23 feet to an iron pin in center of creek; thence along the creek as the line, the following courses and distances: N 63-02 E, 118.67 feet; N 46-41 E, 70.12 feet; N 46-47 E, 122.24 feet; N 56-01 E, 180.03 feet; N 4-15 W, 40.79 feet; N 68-27 E, 89.01 feet; N 29-48 W, 53.28 feet; N 21-37 E, 25.75 feet; N 52-05 E, 49.21 feet; and S 56-13 E, 26.02 feet to an iron pin; thence S 00-42 E, 14 feet to an iron pin; thence running along joint line with property now or formerly belonging to Carr, S 00-42 E, 445.31 feet to an iron pin; thence S 00-42 E, 52.65 feet to an iron pin; thence S 3-34 E, 28.36 feet to an iron pin in the center of Carr Road, the point of beginning.

This is the same property conveyed to the Mortgagor herein by deed of Fred C. Carson, Ruth Ann Carson and Mildred C. Chapman, recorded June 16, 1980, in Deed Book 1127, at Page 513.

which has the address of Route 4, Carr Road, Piedmont, S. C. 29673  
(Street) (City)

(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 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.