

FILED
GREENVILLE CO. S. C.

FEB 8 4 22 PM '79

DORRIS S. TANKERSLEY
R.H.C.**MORTGAGE**

THIS MORTGAGE is made this 2nd day of February, 1979, between the Mortgagor, Hamlin Beattie, (herein "Borrower"), and the Mortgagee, First Federal Savings and Loan Association, a corporation organized and existing under the laws of the United States of America, whose address is 301 College Street, Greenville, South Carolina (herein "Lender").

WHEREAS, Borrower is indebted to Lender in the principal sum of Forty-nine Thousand Five Hundred and 00/100 Dollars, which indebtedness is evidenced by Borrower's note dated February 8, 1979, (herein "Note"), providing for monthly installments of principal and interest, with the balance of the indebtedness, if not sooner paid, due and payable on March 1, 2009.....;

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 piece, parcel or lot of land, with improvements thereon, or hereafter constructed thereon, situate, lying and being in the City of Greenville, County of Greenville, State of South Carolina, designated as Lot No. 26 of the Wade Cothran Property, as shown on plat made by Dalton & Neves, in July, 1947, and recorded in Plat Book H, at Page 163, R.H.C. Office for Greenville County, S. C. and having the following metes and bounds, to-wit:

BEGINNING at an iron pin on the South side of Warner Street, joint corner of Lots Nos. 25 and 26, and running thence along Warner Street, S. 81-15 E. 65 feet to an iron pin at the joint corner of Lots Nos. 26 and 27; thence along the joint line of those lots, S. 9-35 W. 162.5 feet to an iron pin at the common corner of Lots Nos. 16 and 17, 26 and 27; thence along the joint line of Lots Nos. 17 and 26, N. 31-15 W. 65 feet to an iron pin at the joint rear corner of Lots Nos. 25 and 26; thence along the joint line of those lots, N. 9-35 E. 162.5 feet to the beginning corner of Warner Street.

This is the same property conveyed to the mortgagor herein by deed of Elizabeth Hayne Beattie, dated April 14, 1978, and recorded in the RMC Office for Greenville County, S. C. in Deed Book 1077, at Page 531.

which has the address of 18 Warner Street Greenville,
South Carolina (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 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.

SOUTH CAROLINA —