

State of South Carolina

APR 12 12 28 PM 1956

County of Greenville

MORTGAGE OF REAL ESTATE

OLLIE FARNSWORTH
R. M. C.

To All Whom These Presents May Concern:

I, Benny L. Beacham

SEND GREETINGS:

WHEREAS, I the said Benny L. Beachamin and by my certain promissory note, in writing, of even date with these presents, am well and truly indebted to WOODRUFF FEDERAL SAVINGS AND LOAN ASSOCIATION in the full and just sum of FIFTY-FIVE HUNDRED and no/100----- (\$5,500.00) Dollars,with interest at the rate of six (6 %) per centum per annum, to be repaid in installments ofFifty-five and no/100----- (\$ 55.00) Dollars upon the first

day of each and every calendar month hereafter until the full principal sum, with interest, has been paid. Said monthly payments shall be applied first to the payment of interest, computed monthly on the unpaid balance, and then to the payment of principal; said note further providing that if at any time any portion of the principal or interest due thereunder shall be past due and unpaid for a period of thirty (30) days, or failure to comply with any of the By-Laws of said Association, or any of the stipulations of this mortgage, the whole amount due under said note shall, at the option of the holder thereof, become immediately due and payable, who may sue thereon and foreclose this mortgage; said note further providing for a ten per cent attorney's fee besides all costs and expenses of collection, to be added to the amount due on said note, and to be collectible, as a part thereof, if the same be placed in the hands of an attorney for collection, or if said debt, or any part thereof, be collected by an attorney, or by legal proceedings of any kind (all of which is secured under this mortgage); as in and by said note, reference being thereunto had, will more fully appear.

NOW, KNOW ALL MEN, That I, the said Benny L. Beacham

in consideration of the said debt and sum of money aforesaid, and for the better securing the payment thereof to the said WOODRUFF FEDERAL SAVINGS AND LOAN ASSOCIATION, according to the terms of

said note, and also in consideration of the further sum of Three Dollars to me, the saidBenny L. Beacham

in hand well and truly paid by the said WOODRUFF FEDERAL SAVINGS AND LOAN ASSOCIATION at and before the signing of these presents (the receipt whereof is hereby acknowledged), have granted, bargained, sold and released, and by these presents do grant, bargain, sell and release unto the said WOODRUFF FEDERAL SAVINGS AND LOAN ASSOCIATION, the following described property, to-wit:

"All that certain piece, parcel or lot of land, with all improvements thereon, or to be constructed thereon, situate, lying and being in the State of South Carolina, County of Greenville, in Chick Springs Township, about two miles Northwest of the Town of Greer, and being known and designated as lot no. Eleven (11) of the W. Dennis Smith property as shown on plat prepared by H. S. Brockman, Registered Surveyor, dated April 5, 1955, and having the following courses and distances, to-wit: Beginning at a Stake on the South side of a new street and which stake is at the Northwest corner of lot no. 12 as shown on said plat, and running thence with the South side of said Street N.62-40 W.100 feet to a Stake at the Northeast corner of lot no. 10 as shown on said plat, thence S.24-19 W.155 feet to a Stake, thence with the common line of lots nos. 6 and 11 as shown on said plat and in a Southeasternly direction to the common corner of lots nos. 5, 6, 11 and 12 as shown on said plat, thence N.26-48 E.190 feet to the beginning point. Bounded by said street, and by lots nos. 12, 6, and 10 as shown on said plat. This being the same property which was conveyed to mortgagor herein by W. Dennis Smith by deed dated this date, which deed will be recorded forthwith in the R. M. C. Office for said county. For a more particular description see the aforesaid plat which has been recorded in the said R. M. C. Office in Plat Book FF, page 294.