

U.S.L. - FIRST MORTGAGE ON REAL ESTATE

MAR 2 1 37 PM '62

MORTGAGE

State of South Carolina }
COUNTY OF Greenville }

TO ALL WHOM THESE PRESENTS MAY CONCERN: I, Helen W. Beason,

(hereinafter referred to as Mortgagor) SEND(S) GREETING.

WHEREAS, the Mortgagor is well and truly indebted unto GREER FEDERAL SAVINGS AND LOAN ASSOCIATION, GREER, S. C., (hereinafter referred to as Mortgagee) as evidenced by the Mortgagee's promissory note of even date herewith, the terms of which are incorporated herein by reference in the sum of

Nine Hundred -----
DOLLARS (\$ 900.00) with interest thereon from date at the rate of Seven (7%)
per centum per annum, said principal and interest to be repaid as therein stated, and

WHEREAS, the Mortgagor may hereafter become indebted to the said Mortgagee for such further sums as may be advanced to or for the Mortgagor's account for taxes, insurance premiums, public assessments, repairs, or for any other purpose;

NOW, KNOW ALL MEN, That the Mortgagor, in consideration of the aforesaid debt, and in order to secure the payment thereof and of any other and further sums for which the Mortgagor may be indebted to the Mortgagee at any time for advances made to or for his account by the Mortgagee, and also in consideration of the further sum of Three Dollars (\$3.00) to the Mortgagor in hand well and truly paid by the Mortgagee at and before the sealing and delivery of these presents, the receipt whereof is hereby acknowledged, has granted, bargained, sold and released, and by these presents does grant, bargain, sell and release unto the Mortgagee, its successors and assigns:

"All that certain piece, parcel or lot of land, with all improvements thereon, or hereafter constructed thereon, situate, lying and being in the State of South Carolina, County of Greenville, Chick Springs Township in the City of Greer, located on the southside of East James Street, bounded on the west by Wesley Cantrell, on the east by R.E. White, on the south by Cecil Black, and on the north by said Street, being all of that lot of land purchased by the mortgagor from Minnie Swift Hundley by deed dated June 30, 1944, recorded in Deed Book 265, page 214, R.M.C. Office for Greenville County, and having the following courses and distances, to-wit:

BEGINNING on an iron pin on the south side of James Street, joint corner of Lots Nos. 1 and 2, and runs thence with the dividing line of Lots Nos. 1 and 2, S. 6-30 W. 192.9 feet to an iron pin on the northern side of a 15 foot alley, and joint corner of Lots Nos. 1 and 2; thence with the northern side of the alley, S. 76-30 E. 61 feet to an iron pin on the northern side of the alley and joint corner of Lots Nos. 2 and 3; thence with the dividing line of Lots Nos. 2 and 3, N. 6-30 E. 197.3 feet to an iron pin on the southern side of James Street; joint corner of Lots Nos. 2 and 3; thence with the southern side of James Street, N. 83-30 W. 60 feet to the beginning corner.

Said lot is also designated as Lot No. 2 in Block 1 on a plat known as CANNON PARK.

Together with all and singular the rights, members, hereditaments, and appurtenances to the same belonging or in any way incident or appertaining, and all of the rents, issues, and profits which may arise or be had therefrom, and including all heating, plumbing, and lighting fixtures and any other equipment or fixtures now or hereafter attached, connected, or fitted thereto in any manner; it being the intention of the parties hereto that all such fixtures and equipment, other than the usual household furniture, be considered a part of the real estate.