

GREENVILLE CO. S. C.

STATE OF SOUTH CAROLINA

COUNTY OF Greenville

MAY 5 4 14 PM '71
OLLIE FARNSWORTH
R. M. C.

BOOK 1189 PAGE 347

MORTGAGE OF REAL ESTATE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, I, Elbert Beasley

(hereinafter referred to as Mortgagor) is well and truly indebted unto
Southern Bank and Trust Company, Piedmont, S. C.

(hereinafter referred to as Mortgagee) as evidenced by the Mortgagor's promissory note of even date herewith, the terms of which are incorporated herein by reference, in the sum of

Three thousand one hundred forty-nine and 61/100---- Dollars (\$ 3,149.61) due and payable
in forty - two (42) monthly installments of \$74.99 each, the first of these installments
being due and payable on June 8, 1971, with a like amount due on the corresponding
day of each and every calendar month thereafter until whole of said debt is paid in full.

with interest thereon from date at the rate of 7% per centum per annum, to be paid: in advance

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 purposes:

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, containing seven (7) acres, more or less, and more fully described
as follows, according to plat of John C. Smith, Surveyor, dated December 21, 1965:

BEGINNING at iron pin in center of unnamed road, the northeast corner of
the tract running thence along line of lands of John C. Cobb, South 12 - 17
West 435.5 feet to iron pin; running thence along line of lands of James M. Cox
North 85-10 West 709.5 feet to iron pin in center of unnamed road; thence with center
of road as follows: North 3-35 East 240 feet; North 29-35 East 139 feet;
North 70-35 East 194 feet; North 87-35 East 82 feet; South 82-40 East 375 feet;
South 89-10 East 58.5 feet to the beginning corner.

Together with all and singular rights, members, hereditaments, and appurtenances to the same belonging in any way incident or appertaining, and of all the rents, issues, and profits which may arise or be had therefrom, and including all heating, plumbing, and lighting 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.

TO HAVE AND TO HOLD, all and singular the said premises unto the Mortgagee, its heirs, successors and assigns, forever.

The Mortgagor covenants that it is lawfully seized of the premises hereinabove described in fee simple absolute, that it has good right and is lawfully authorized to sell, convey or encumber the same, and that the premises are free and clear of all liens and encumbrances except as provided herein. The Mortgagor further covenants to warrant and forever defend all and singular the said premises unto the Mortgagee forever, from and against the Mortgagor and all persons whomsoever lawfully claiming the same or any part thereof.