

STATE OF SOUTH CAROLINA
COUNTY OF Greenville

FILED
GREENVILLE (CO. S. C.)

BOOK 1198 PAGE 317

JUL 12 4 19 PM '71

MORTGAGE OF REAL ESTATE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

OLLIE FARNSWORTH
R. M. C.

WHEREAS, We, James A. Beasley and Cora A. 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
Five thousand two hundred forty and 41/100----- Dollars (\$ 5,240.41) due and payable
in monthly installments of \$90.00 each, including principal and interest, the first of these
installments being due and payable on July 30, 1971, with a like sum due and payable on
the corresponding day of each and every calendar month thereafter until the whole of said
debt is paid in full.

with interest thereon from date at the rate of 7 1/2 per centum per annum, to be paid: monthly

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, in Dunklin Township, containing One (1) acre, more or less,

and having the following courses and distances as per plat made by W. N. Willis, Engineer,
Spartanburg, S. C., August 21, 1956 .:

BEGINNING at Iron Pin in edge of 30 foot road, thence N 10 - 20 W 215 feet to
Iron Pin (new joint corner grantors and grantees) ; thence N. 79 - 40 E. 210 feet to
Iron Pin (new corner joint grantors and grantees) ; thence S 10-20 E. 215 feet to Iron
Pin edge of 30 foot road ; thence with said road S 79 -40 W 210 feet to the beginning corner.

Compass readings changed by R. D. Nesbitt, September 13, 1956, according
to plat .

This is the same property conveyed to James A. Beasley and Cora A. Beasley
by Perman Beasley and Mary Lou Pack by deed dated August 28, 1956 and recorded in
the R. M. C. Office for Greenville County in Volume 561, page 405 .

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.