

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

FILED
GREENVILLE
WESLEY S. MCKINNEY, JR.
ATTORNEY-AT-LAW

BOOK 1202 PAGE 333

DEC 12 3 45 PM '71

OLLIE FARNSWORTH
R. M. C.

TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, I, William David Beam

(hereinafter referred to as Mortgagor) is well and truly indebted unto C. H. Childress

(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 forty-seven hundred and no/100

----- Dollars (\$ 4,700.00) due and payable
at the rate of \$64.08 per month hereafter until paid in full, payments to be applied first to interest and the balance to principal; the first payment to be due September 1, 1971, and the remaining payments to be due on the first day of each and every month thereafter until paid in full,

with interest thereon from date at the rate of SEVEN 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, ~~HEIR, HEIRS AND ASSIGNS FOREVER~~ his heirs and assigns forever:

"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 the City of Greenville on O'Neal Street and having the following metes and bounds:

BEGINNING at an iron pin on O'Neal Street, corner of lot conveyed to N. W. Hunt and running thence with his line, N. 70-30 E. 76.6 feet to an iron pin on an 8-foot alley; thence with said alley, N. 19-30 W. 43 feet to center of wall (Brick stable now or formerly of J. T. Blassingame); running thence S. 70-30 W. 76.6 feet to an iron pin on O'Neal Street; thence with O'Neal Street, S. 19-30 E. 43 feet to the beginning corner. TOGETHER with all the rights and privileges in and to an 8-foot alley in the rear of said property.

LESS; HOWEVER, a 12 inch strip heretofore conveyed to Clyde Childress in Deed Book 356, at page 111, R. M. C. Office for Greenville County. On said 12 inches of land was a brick wall in which Bessie Bricy sold her interest thereto.

This is a purchase money mortgage and the above described property is the same conveyed to the mortgagor by the mortgagee this date by deed to be recorded herewith.

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.