

GREENVILLE CO. S. C.

BOOK 1204 PAGE 519

STATE OF SOUTH CAROLINA AUG 21 3 36 PM '71

COUNTY OF Greenville OLLIE FARNSWORTH
R. M. C.

MORTGAGE OF REAL ESTATE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, William C. Beasley and Madge C. Beasley, his wife

(hereinafter referred to as Mortgagor) is well and truly indebted unto First Commercial Finance Corp.

(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 Twenty thousand and 00/100 dollars

Dollars (\$20,000.00) due and payable
On Demand

with interest thereon from date at the rate of 6% per centum per annum, to be paid:

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,
BEGINNING at an iron pin in the Southern margin of West Lake Shore Drive, a common corner to Lot 1051 and 1049 of Lake Lanier Development Company, the original plat of which is recorded in Plat Book G at Page 35, Plat Records of Greenville County, and running thence South 69 degrees 32 minutes East 37 feet to a stake; thence South 82 degrees 11 minutes East 37 feet to a stake; thence North 74 degrees 30 minutes East 36 feet to an iron pin; thence North 53 degrees 18 minutes East 30 feet to an iron pin; thence South 75 degrees 15 Minutes East 30 feet to an iron pin, thence South 37 degrees 12 minutes East 30.6 feet to an iron pin, thence South 6 degrees 05 minutes East 100 feet to an iron pin; thence South 3 degrees 04 minutes West 150.3 feet to an iron pin on the Western margin of Lake Lanier; thence along the Northern margin of said lake seven calls as follows: North 38 degrees 21 minutes West 41 feet to a stake; thence North 71 degrees 58 minutes West 55 feet to an iron pin; South 68 degrees 56 minutes West 34 feet to a stake; North 81 degrees West 31.8 feet to a stake; North 68 degrees 11 minutes West 101.5 feet to a stake; North 67 degrees 40 minutes West 35 feet to a stake; North 44 degrees 15 Minutes West 38.8 feet to an iron pin, the South western corner of Lot #1049, thence North 34 degrees 15 minutes East 142.6 feet to an iron pin in the Eastern line of Lot #1051; thence North 45 degrees 12 minutes East 48.2 feet to the point of BEGINNING and containing 1.27 acres, as shown and delineated upon a plat entitled "Property Conveyance to Herbert H. Muir, Lake Lanier, S.C." and dated January 7, 1956 and further designated by bearing No. 742 and prepared by H. B. Frankenfield, Jr., Forest Engineer and Surveyor.

Together with all and singular rights, members, herditaments, 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.