

FILED
GREENVILLE, CO. S. C.

BOOK 1206 PAGE 223

SEP. 9 4 35 PM '71

USL—FIRST MORTGAGE ON REAL ESTATE

OLLIE FARNSWORTH
R.M.C.
MORTGAGE

State of South Carolina }
COUNTY OF GREENVILLE }

To All Whom These Presents May Concern: Beddingfield Realty Co., Inc. and

Frances J. Beddingfield, - (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 Mortgagor's promissory note of even date herewith, the terms of which are incorporated herein by reference in the sum of

EIGHTEEN THOUSAND & NO/100 - - - - -
DOLLARS (\$ 18,000.00 - -), with interest thereon from date at the rate of eight (8%)
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, on the North side of old National Highway No. 29 (Rutherford Road) and being a part of the W. R. Gillespie property as shown on a plat thereof made by R. K. Campbell and recorded in Plat Book "000", page 139, R. M. C. Office for Greenville County and being shown on a plat of property of J. W. Melton, J. E. Fulp, and W. E. Williams, Jr. made by Campbell & Clarkson, Surveyors, Inc., recorded in Plat Book 4 "E", page 199. Reference is hereby made to last referred to plat for a more detailed description.

THIS being the same property conveyed to Beddingfield Realty Co., Inc., in Deed Book 907, page 84.

ALSO

All that certain piece, parcel, or lot of land in the County of Greenville, State of South Carolina, on the Northwesterly side of U. S. Highway No. 29, being shown and designated on plat of Property of Dr. T. L. Martin and Grace M. Phillips, prepared by C. O. Riddle, RLS, May 27, 1966, and recorded in the RMC Office for Greenville, County, S. C., in Plat Book "JJJ", at page 91 and reference is hereby made to said plat for a more detailed description.

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.