

USL—FIRST MORTGAGE ON REAL ESTATE

FILED  
GREENVILLE CO. S. C.  
JUN 9 4 42 PM '72  
OLLIE FARNSWORTH  
R. M. C.  
**MORTGAGE**

BOOK 1236 PAGE 580

State of South Carolina

COUNTY OF GREENVILLE

To All Whom These Presents May Concern: We, Milton C. Beckham and

Elizabeth Allen Beckham (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

- - TWENTY-SEVEN THOUSAND AND NO/100- - - - -  
DOLLARS (\$ 27,000.00- - ), with interest thereon from date at the rate of - - seven three-fourths (7 3/4) 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, Chick Springs Township, situated on the west side of Ashmore Street near the City of Greer and northward therefrom, and being known and designated as Lot No. 19 and the southern one-half of Lot No. 20 of the Geanie L. Caldwell property according to survey and plat by H. L. Dunahoo, Surveyor, dated October 24-25, 1949, recorded in Plat Book "X", page 1, R.M.C. Office for Greenville County, and having the following courses and distances, to-wit:

BEGINNING on a stake on the western margin of Ashmore Street, joint corner of Lots Nos. 18 and 19, and running thence with the common line of these lots, S. 78-00 W. 194 feet to a stake on line of Lot No. 75; thence with the line of Lot No. 75, N. 10 W. 105 feet to a stake, the same being equi-distant between the rear corners of Lot No. 20; thence a new line, equally dividing Lot No. 20, N. 78-00 E. 194 feet to a stake on the west side of Ashmore Street (said point is equi-distant between the front corners of Lot No. 20); thence with the west side of Ashmore Street, S. 10-00 E. 105 feet to the beginning corner.

This is the same property conveyed to the mortgagor herein by William K. Van Arsdale and Pauline G. Van Arsdale by deed dated July 25, 1966.

ALSO:

ALL that certain parcel or lot of land situated on the West side of Ashmore Street, near the limits of the City of Greer and northward therefrom, in Chick Springs Township, Greenville County, State of South Carolina, designated as Lot No. 18 of the property of Geanie Caldwell according to survey and plat by H. L. Donahoo, Surveyor, recorded in Plat Book X, page 1, R. M. C. Office for Greenville and having a width of 70 feet and a depth of 194 feet.

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.