



GREENVILLE, S. C.

FEB 13 11 04 AM '73

DONNIE S. TANKERSLEY  
R.M.C.

MORTGAGE OF REAL ESTATE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, James G. Beck and Lois D. Beck

(hereinafter referred to as Mortgagor) is well and truly indebted unto

Peoples National Bank, Greenville, 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 Thirty-six Thousand Seventy-five and No/100ths---

----- Dollars (\$ 36,075.00 ) due and payable  
in monthly payments of \$300.76, commencing March 1, 1973, until paid  
in full, payments to be applied first to interest and then to principal.

with interest thereon from date at the rate of eight 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, lying and being on the northwesterly side of Del Norte Road being known and designated as Lot 311 on plat of Del Norte Estates, Section II as recorded in the RMC Office for Greenville County in Plat Book 4N at Pages 12 and 13 and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the northwesterly side of Del Norte Road, said pin being the joint front corner of Lots 311 and 312 and running thence with the common line by said lots, N. 46-30 W. 236.4 feet, the joint rear corner of Lots 311 and 312 in the center of the creek; thence with the center of the creek as the line, the traverse line being N. 76-18 E. 113.4 feet to an iron pin, joint rear corner of Lots 310 and 311; thence with the line of Lots 310 and 311, S. 46-30 E. 174.8 feet to an iron pin on the northwesterly side of Del Norte Road; thence with the northwesterly side of Del Norte Road, S. 43-30 W. 95.0 feet to an iron pin, the point of beginning.

Together with all and singular rights, members, hereditaments, and appurtenances to the same belonging 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 now or hereafter attached, connected, or fitted thereto in any manner; it being the intention of the parties hereto that all 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.