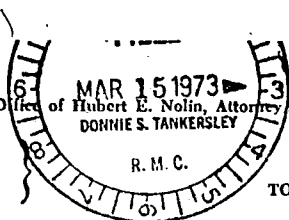


MORTGAGE OF REAL ESTATE—Office of Hubert E. Nolin, Attorney at Law, Greenville, S. C.



STATE OF SOUTH CAROLINA  
COUNTY OF Greenville

MORTGAGE OF REAL ESTATE  
TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, I, Elbert Beasley

(hereinafter referred to as Mortgagor) is well and truly indebted unto  
Southern Bank and Trust Company, Piedmont, 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

One thousand four hundred seventy-six and 72/100 - Dollars (\$ 1,476.72 ) due and payable in twenty - four monthly installments of \$61.53 each , the first of these due and payable on April 8, 1973 with a like amount due on the same day of each calendar month thereafter until entire amount is paid in full.

with interest thereon from \_\_\_\_\_ date \_\_\_\_\_ at the rate of 7 \_\_\_\_\_ per centum per annum, to be paid: in advance

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, containing seven ( 7 ) acres, more or less, more fully described as follows according to plat of John C. Smith, Surveyor, dated December 31, 1964 ; BEGINNING at iron pin in center of unnamed road, the northeast corner of the tract, running thence along line of lands of John C. Cobb South 12-17 West 435.5 feet to iron pin ; running thence along line of lands of James M. Cox North 85-10 West 709.5 feet to iron pin in center of unnamed road ; thence with center of road as follows : North 3-35 East 240 feet ; North 39-35 East 240 feet; North 39-35 East 139 feet ; North 70-35 East 194 feet ; North 87-35 East 82 feet ; South 82-40 East 375 feet ; South 89-10 East 58.5 feet to the BEGINNING corner. "

Personally appeared before me James W. May, Jr. who under his own oath states that he was present at the closing of the within transaction as loan officer, that the full consideration thereof is of his own knowledge the sum of \$1,476.72 , and that he saw the statutory amount of South Carolina documentary stamps affixed to the note which this mortgage secures.

Given under my hand and seal this 13  
day of March, 1973

*Margaret H. Buckhester*

Notary Public for S. C.

My commission expires 7/24/79

*James W. May, Jr.*  
James W. May, Jr.

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.