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GREENVILLE CO. S. C.

SEP 19 3 54 PM '73

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STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

DOCKIE S. TANKERSLEY
R.H.C.

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

WHEREAS, BECKY-DON, INC.

(hereinafter referred to as Mortgagor) is well and truly indebted unto SOUTHERN BANK & TRUST COMPANY

(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 FORTY-FOUR THOUSAND AND NO/100- - - - -

Dollars (\$ 44,000.00) due and payable

on or before 6 months from date

with interest thereon from date at the rate of 8% per centum per annum, to be paid: Semi-annually

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 70 acres as shown on plat

of property of Becky-Don, Inc. in Highland Township, Greenville County, according to a survey made by Carl F. Duncan on August 30, 1973, and having according to said plat the following metes and bounds:

BEGINNING at an iron pin at the corner of property now or formerly of Genevia T. Lindsey on Highway 11 and running thence S. 03-13 E. 1328 feet to an iron pin; running thence along Belk Simpson Company land S. 80-04 W. 1241 feet to an iron pin; thence continuing along Belk Simpson property line N. 17-30 W. 1029 feet; running thence S. 67-06 W. 221 feet; running thence N. 39-25 W. 1038 feet more or less; running thence along the line of H.J.V. Corporation N. 46-58 E. 726 feet more or less; running thence N. 02-00 E. 50 feet to a point in the new S. C. Highway 11; running thence along said highway the following courses and distances: S. 63-55 E. 1118 feet; S. 67-10 E. 160 feet; S. 70-41 E. 160 feet; S. 74-43 E. 160 feet; S. 78-50 E. 160 feet; S. 81-55 E. 100 feet; and S. 83-13 E. 75 feet.



Together with all and singular rights, members, hereditaments, and appurtenances to the same belonging in any way incident or appertaining, and all of the rent, 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.