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DONNE S. TANKERSLEY
REC

1399 950

STATE OF SOUTH CAROLINA }
COUNTY OF GREENVILLE }

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

WHEREAS, CLARENCE P. BECK AND CINDA S. BECK

(hereinafter referred to as Mortgagor) is well and truly indebted unto SOUTHERN BANK AND TRUST COMPANY
Fountain Inn, South Carolina

(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 TWO HUNDRED THIRTEEN AND 68/100 ----- Dollars (\$ 1,213.68) due and payable

in 24 equal monthly installments of Fifty and 57/100 (\$50.57) Dollars, beginning July 15, 1977 and continuing on the 15th day of each month thereafter until paid in full.

with interest thereon from date at the rate of per centum per annum, to be paid: monthly,
included in monthly payments

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:

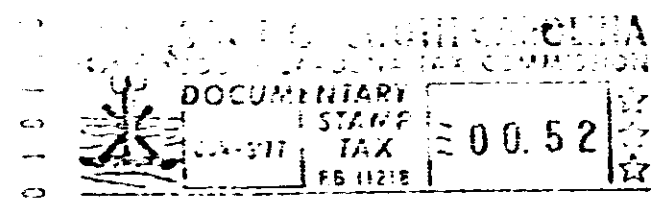
NOW, KNOW ALL MEN, That the Mortgagor, in consideration of the aforesaid debt, and in order to secure the payment thereof, and of any other and further sums for which the Mortgagor may be indebted to the Mortgagee at any time for advances made to or for his account by the Mortgagee, and also in consideration 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, on the southern side of S.C. Highway No. 418 and shown as 1.19 acres on plat entitled "Property of Henry Henderson" dated November 1962 and revised January 1969 and having, according to said plat, the following metes and bounds, to wit:

BEGINNING at an iron pin on the southern side of right of way of S.C. Highway No. 418 and running along side of said Highway, S. 78-44 W., 178 feet; thence S. 71-53 W., 87 feet to a point; thence S. 15-42 E., 237.6 feet to a point; thence S. 75-51 E., 120.5 feet to a point; thence with the creek as the line, the following course and distance: N. 13-46 E., 329.5 feet to an iron pin at the point of beginning.

This is the same property conveyed to the mortgagors by Deed of Calvin Kellett, recorded in the RMC Office for Greenville County on June 3, 1977 in Deed Book 1057 at Page 935.

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Mortgagee's address:
P.O. Box 65
Fountain Inn, S.C. 29644

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.

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