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GREENVILLE CO. S. C.

2009 1412 PAGE 90

STATE OF SOUTH CAROLINA

COUNTY OF GREENVILLE

OCT 5 12 40 PM '77 MORTGAGE OF REAL ESTATE

DONNIE S. TANNEY R.N.C. TO ALL WHOM THESE PRESENTS MAY CONCERN:

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WHEREAS, HENRY P. BEAMAN

(hereinafter referred to as Mortgagor) is well and truly indebted unto JOHN CALVIN PEDEN, as Trustee

(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 FIVE THOUSAND FOUR HUNDRED AND NO/100

Dollars (\$ 5,400.00) due and payable

No later than thirty (30) days from date;

with interest thereon from date at the rate of None per centum per annum, to be paid.

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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, in the Fiarview Community, and containing 9.43 acres, more or less, and being shown as Lot No. 7 of the J. M. Peden Estate according to plat prepared by W. R. Williams, Jr., R.L.S., dated October 1971, and having according to said plat, the following metes and bounds, to-wit:

BEGINNING at a nail and cap in or near the center of a bridge on Peden Road, joint corner with Tract No. 1 as shown on said plat, and running thence along a creek, joint line with Tract No. 1, the following courses and distances: N. 46-29 W. 237.2 feet; thence N. 48-33 W., 120.6 feet; thence N. 54-53 W. 163.8 feet; thence N. 70-07 W. 99.4 feet to an iron pin; thence turning and running N. 6-01 E., 901.9 feet to an iron pin in or near the center of an unnamed county road (dirt); thence turning and running along said road, S. 29-10 E., 680 feet to an iron pin; thence continuing along said road, S. 46-44 E. 362.2 feet to a point in the intersection of said unnamed county road and Peden Road; thence turning and running along Peden Road, S. 13-55 W., 182.8 feet to a point; thence S. 17-44 W., 100 feet to a point; thence S. 31-27 W., 100 feet to a point; thence S. 47-07 W., 100 feet to a nail and cap in a bridge, the point of beginning.

This being the identical property as conveyed to Henry P. Beaman by deed of John Calvin Peden, Jessie Peden, Helen Peden Medlin, Sarah Peden Woodside and Lillie Thompson Peden to be recorded of even date herewith.

This is a Purchase Money Mortgage to secure the purchase price of the above property this date transferred to the Mortgagor.

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STATE OF SOUTH CAROLINA
SOUTH CAROLINA TAX COMMISSION
DOCUMENTARY
OCT-5-77
STAMP
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Together with all and singular rights, members, hereditaments, and appurtenances to the same belonging in any way incident or appertaining, and of all 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 such 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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