

1419-328

First Mortgage on Real Estate

MORTGAGE

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

David L. Beard and Virginia T. Beard
(hereinafter referred to as Mortgagor) SEND(S) GREETING:

WHEREAS, the Mortgagor is well and truly indebted unto CAROLINA FEDERAL SAVINGS AND LOAN ASSOCIATION OF GREENVILLE, 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-Three Thousand Six Hundred and No/100ths-----

DOLLARS (\$ 33,600.00), with interest thereon as provided in said promissory note, said principal and interest to be paid as therein stated, and

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 purpose, and

WHEREAS, the unpaid balance of said debt or debts, if not sooner paid, shall be due and payable,

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 piece, parcel or lot of land with all improvements thereon or hereafter constructed thereon situate, lying and being~~

All that piece, parcel or lot of land situate, lying and being on the Northern side of Warner Street in the City of Greenville, County of Greenville, State of South Carolina being shown and designated as Lot No. 33 on a plat entitled "Property of Wade Cothran" prepared by Dalton & Neves, dated July, 1927, recorded in the R.M.C. Office for Greenville County in Plat Book H at Page 163, and having according to said plat, the following metes and bounds:

BEGINNING at an iron pin on the Northern side of Warner Street at the joint front corner of Lots No. 33 and 32 and running thence with the line of Lot No. 32 N. 9-35 E. 165 feet to an iron pin in the line of property now or formerly of the Donaldson Estate; thence with the line of Donaldson Estate N. 81-15 W. 65 feet to an iron pin at the joint rear corner of Lots Nos. 33 and 34; thence with the line of Lot No. 34 S. 9-35 W. 165 feet to an iron pin on the Northern side of Warner Street; thence with the Northern side of Warner Street S. 81-15 E. 65 feet to the point of beginning.

This is the identical property conveyed to the mortgagors herein by deed of Thomas M. Cheves dated December 22, 1977 and recorded in the R.M.C. Office for Greenville County in Deed Book 1070 at Page 614 on December 22, 1977.

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MORTGAGE

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