

Maple Street, Simpsonville, S. C. 29681

MORTGAGE OF REAL ESTATE-Prepared by RILEY AND RILEY, Attorneys at Law, Greenville, S. C. 8008 1446 PAGE 100

STATE OF SOUTH CAROLINA }  
COUNTY OF GREENVILLE }

GREENVILLE, S. C. MORTGAGE OF REAL ESTATE  
11/92 TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, DOUGLAS L. BEASON

(hereinafter referred to as Mortgagor) is well and truly indebted unto CRYOVAC EMPLOYEES FEDERAL CREDIT UNION

(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 -----

Eighteen thousand eight hundred and no/100-----Dollars (\$18,800.00 ) due and payable  
in monthly installments of \$233.46 for 144 months

with interest thereon from date at the rate of 10.8% per centum per annum, to be paid: monthly

in accordance with note of even date from mortgagor, Douglas L. Beason,

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, being located on the Northwestern side of East Georgia Road, and having, according to a plat of survey for Douglas Beason, dated October 14, 1977, and recorded in the RMC Office for Greenville County in Plat Book 6 at page 20 and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at a nail and cap in East Georgia Road, at the joint corner of property of Cecil Parks and running thence along said Parks line, N. 59-52 W., 534.1 feet to an iron pin; thence continuing with said Parks line N. 6-07 W., 173.2 feet to an iron pin; thence continuing with Parks line N. 60-01 W., 732.6 feet to an iron pin; thence N. 47-58 W., 184.0 feet to an iron pin; thence N. 79-30 W., 303.9 feet to a point in center of Gilders Creek, passing over iron pin 20 feet more or less, back on line; thence with the center line of Gilders Creek, the meanders of which are as follows: N. 28-25 E., 95.9 feet to a point; thence N. 39-05 E., 289.3 feet to a point; thence S. 85-16 E., 153.0 feet to a point; thence N. 55-56 E., 128.0 feet to a point; thence S. 52-36 E., 138.7 feet to a point; thence S. 21-42 W., 122.04 feet to a point; thence S. 29-21 E., 242.3 feet to a point; thence N. 68-44 E., 83.03 feet to a point (stake at each point on Southerly edge of creek); thence leaving said creek and running S. 35-22 E., 20 feet more or less, to an iron pin; thence along property conveyed to Lloyd E. Beason, S. 84-08 E., 618.4 feet to an iron pin; thence continuing with Lloyd Beason line, S. 55-18 E., 640.7 feet to a nail and cap in center of East Georgia Road; thence with the center line of East Georgia Road, S. 37-46 W., 152.25 feet to a nail and cap; thence continuing with the center line of East Georgia Road, S. 36-02 W., 71.22 feet to a nail and cap in center of East Georgia Road at the joint corner of tract of Gordon E. Beason, as shown on said plat; thence with said Gordon Beason line N. 56-28 W., 295.85 feet to an iron pin; thence continuing with Gordon Beason line, S. 39-25 W., 150.0 feet to an iron pin; thence continuing with Gordon Beason line S. 56-28 E., 309.4 feet to a nail and cap in East Georgia Road; thence with the center line of East Georgia Road, S. 32-06 W., 79.65 feet to a nail and cap; thence continuing with the center line of East Georgia Road, S. 30-15 W., 99.95 feet to a nail and cap; thence continuing with the center line of East Georgia Road, S. 28-02 W., 100.0 feet to the beginning corner, containing according to said plat, 20.2 acres, more or less.

Being the same property conveyed to the mortgagor herein by deed of Gordon E. Beason, recorded in Deed Volume 1968 at page 52.

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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