

MORTGAGE OF REAL ESTATE -

BOOK 1497 PAGE 547

STATE OF SOUTH CAROLINA
COUNTY OF Greenville

RECORDED
S.C. MORTGAGE OF REAL ESTATE
MAY 31 PM '80
ALL WHOM THESE PRESENTS MAY CONCERN:
R.M.C. BEASLEY

WHEREAS, We, James Beasley and Cora A. Beasley

(hereinafter referred to as Mortgagor) is well and truly indebted unto Southern Bank and Trust Company
Piedmont, 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

Nine thousand one hundred thirty - three and no/100----- Dollars (\$ 9,133.00) due and payable in sixty (60) monthly payments of \$207.81 each, to be applied first to interest with balance to principal, the first of these due on March 15, 1980 with a like amount due on the 15th day of each calendar month thereafter until entire amount of debt is paid in full.

with interest thereon from _____ at the rate of _____ per centum per annum, to be paid:

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 Dunklin Township, containing one (1) acre, more or less, and having the following courses & distances as per plat made by W.N. Willis, Engineer, Spartanburg, S.C. August 21, 1956 . BEGINNING at Iron Pin in edge of 30 foot road; thence N. 10-20 W. 215 feet to Iron Pin (new joint corner grantors and grantees): thence N. 79-40 E. 210 feet to Iron Pin (new corner joint grantors and grantees): thence S. 10-20 E. 215 feet to Iron Pin edge of 30 foot road ; thence with said road S. 79-40 W. 210 feet to the beginning corner. Compass readings changed by R. D. Nesbitt, September 13, 1956 , according to plat. This is the same property conveyed to James Beasley and Cora A. Beasley by Pearman Beasley and Mary Lou Pack by deed dated August 28, 1956 and recorded in the R.M.C. Office for Greenville County in Vol. 561 , Page 405 .

ALSO: ALL that piece, parcel or tract of land, situate , lying and being in Dunklin Township , Greenville County , State of South Carolina, containing 5.86 acres , more or less, being bounded according to plat of survey hereinafter referred to on the North by property of Llewellyn for 500.5 feet , more or less ; on the East by property of J. O. Pack, and by property of Beasley , for 473 feet, more or less; on the South by county road known as Beasley Road , and by county road leading off Lattermill Road, for 761.4 feet, more or less ; and on the West by Lattermill Road , for 271.8 feet , more or less. The said tract of land being more particularly shown and described according to plat of survey entitled " Survey for Dorothy Robinson, Near Greenville, S.C. " made by Carolina Surveying Co., dated December 20, 1979 , which plat, recorded in the RMC Office for Greenville County in Plat Book 7-U at Page 7 , is by reference incorporated herein as part of this description .

The above described property is a portion of an 81.13 acres, more or less, tract of land conveyed to Pearman Beasley by deed of Sam Beasley , dated and recorded April 5, 1966 in the RMC Office for Greenville County, in Deed Book 795 at Page 367. The said Pearman Beasley having died intestate on December 9, 1973 , leaving as his sole heirs at law his wife, Dorothy R. Beasley (now Dorothy R. Beasley Robinson) , and his children, Mary Sue B. McIntyre, Martha B. Ford, Sandra B. King, Pearman Sammy Beasley , Vonnie William Beasley (also known as Billy Beasley) , and Peggy Sharon Beasley , See Apartment 1313, File 11 in the Office of the Probate Court for Greenville County. Mary Sue B. McIntyre, Martha B. Ford, Sandra B. King, Pearman Sammy Beasley , and Vonnie William Beasley (A/K/A Billy Beasley) , having conveyed their interest in the 81.13 acre , more or less , tract to their mother, Dorothy R. Beasley Robinson, by deed dated and recorded August 26, 1977 in the RMC Office for Greenville County in Deed Book 1063 at Page 554.

The said property is conveyed subject to road and utility easements and rights-of-way which are a matter of record or actually existing on the grounds affecting the within property .

This is the same property conveyed to James Beasley and Cora A. Beasley by deed of Dorothy R. Beasley Robinson and Peggy Sharon Beasley dated January 24, 1980 , recorded in the Office of R.M.C. for Greenville County in Deed Book 1121 , Page 848 .

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 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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