

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

GREENVILLE CO. S. C.
FILED
AUG 25 3 58 PM '80
S. STANKERSLEY
R.M.C.

BOOK 1512 PAGE 579

MORTGAGE OF REAL ESTATE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, EDWARD L. BEAVER

(hereinafter referred to as Mortgagor) is well and truly indebted unto

JEAN JOHNSTON PENNELL
214 West Circle
Greenville, S.C. 29609

(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 TWO THOUSAND SEVEN HUNDRED FOUR AND 41/100

Dollars (\$ 2,704.41) due and payable

DUE AND PAYABLE ON DECEMBER 25, 1980 (120 days from date)

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

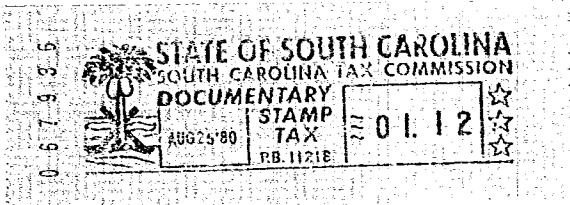
WHEREAS, the Mortgagor may hereafter become indebted to the said Mortgagee for such further sums as may be advanced to or for the Mortgagor's account for taxes, insurance premiums, public assessments, repairs, or for any other purposes:

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 City of Greenville, being known as Lot No. 14 of Kendal Green Subdivision and having according to a survey by Freeland-Jones & Associates dated March 12, 1974, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the northern side of West Circle Drive; the said iron pin being the joint front corner of Lots Nos. 13 and 14; thence running with the line of said lots, N. 26-27 W. 117.1 feet to an iron pin; thence running along the rear line of Lot 14, N. 42-21 E. 54.2 feet to an iron pin at the joint rear corner of Lots Nos. 14 and 15; thence running along the line of said rear lots, S. 44-47 E. 168.7 feet to an iron pin on West Circle Drive; thence continuing said Drive S. 65-00 W. 40 feet; thence S. 83-54 W. 60 feet; thence S. 77-00 W. 7.7 feet to the point of BEGINNING.

This being a portion of the same property conveyed to the Mortgagor herein by deed of Jean J. Pennell of even date to be recorded herewith.



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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