

MORTGAGE OF REAL ESTATE—Offices of Leatherwood, Walter, Todd & Mann, Attorneys at Law, Greenville, S. C.

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

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SONN }
ERSLEY
R.M.C

PURCHASE MONEY
MORTGAGE OF REAL ESTATE
TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, Stephen E. Beasley and Janice K. Beasley

(hereinafter referred to as Mortgagor) is well and truly indebted unto James L. Southern

(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 Twenty Thousand and No/100ths

Dollars (\$ 20,000.00) due and payable

with interest in accordance with the terms and provisions of said promissory note, the maturity of which, unless sooner paid, is February 1, 1999.

~~with interest thereon from~~

~~at the rate of~~

~~per cent on the unpaid principal~~

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, the Mortgagee's heirs, 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

All that piece, parcel or lot of land with improvements thereon situate, lying and being on the northwestern side of Hall Road in the County of Greenville, State of South Carolina, being shown and designated as Lots Nos. 7 and 8 on a plat of John R. and Ollie L. Childress, prepared by Campbell & Clarkson, RLS, on September 11, 1970, said plat to be recorded and according to said plat, more particularly described, to-wit:

BEGINNING at an iron pin on the northwestern side of Hall Road at the joint front corner of Lots 6 and 7 and running thence N. 73-08 E. 125 feet to an iron pin; thence along the rear lot line of Lots 7 and 8, S. 16-52 W. 157 feet to an iron pin; thence along the common line of Lots 8 and 9, S. 73-08 E. 125 feet to an iron pin on Hall Road; thence along Hall Road, N. 16-52 E. 157 feet to the point of beginning.

Being the same property conveyed to the mortgagors herein by deed of even date from James L. Southern to be recorded herewith in the RMC Office for Greenville County, South Carolina.

The lien of the within mortgage is understood and agreed to be junior in rank to that certain mortgage given to Ollie L. Childress recorded in Mortgage Book 1234, Page 648 having a present balance of approximately \$1,585.02.

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FEB 7 92
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STATE OF SOUTH CAROLINA
SOUTH CAROLINA TAX COMMISSION
DOCUMENTARY
STAMP
FEB-82 TAX \$ 00.00
FEB 11 1982

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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