

MORTGAGE OF REAL ESTATE

STATE OF SOUTH CAROLINA }
COUNTY OF GREENVILLE }

MORTGAGE OF REAL ESTATE

Vol 1874 p 814

TO ALL WHOM THESE PRESENTS MAY CONCERN:
JUL 30 1 53 PM '84
DOWNEY

WHEREAS, Carl Beach and Willie Mae Beach

(hereinafter referred to as Mortgagor) is well and truly indebted unto Aetna Finance Company, d/b/a ITT Financial Services

(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 Thirteen Thousand Nine Hundred Twenty-Eight and 34/100-----Dollars (\$13,928.34) due and payable as stated in the above-referenced promissory note.

with interest thereon from date at the rate of 19% per centum per annum, to be paid: monthly

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 known and designated as Lots 22 and 23 as shown on a plat entitled "Extension of Brookforest" prepared by C. C. Jones, RLS, March, 1956, and revised October, 1956, and being more specifically shown on a plat entitled "Property of Henry C. Harding Builders, Inc.", dated July, 1971, prepared by R. B. Bruce, RLS, of record in the office of the RMC for Greenville County in Plat Book 4K, Page 115, reference to said latter plat being craved for a metes and bounds description thereof.

This being the same property conveyed to Carl Beach by deed of Henry C. Harding Builders, Inc., dated October 28, 1971; recorded October 28, 1971 in Deed Book 928 at Page 467, in the RMC Office for Greenville County.

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STATE OF SOUTH CAROLINA
SOUTH CAROLINA TAX COMMISSION
DOCUMENTARY
JUL 30 1984
STAMP
TAX
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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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