

STATE OF SOUTH CAROLINA
COUNTY OF Greenville

FILED
GREENVILLE CO. S. C.

BOOK 1179 PAGE 207

JAN 27 4 53 PM '71

MORTGAGE OF REAL ESTATE

OLLIE FARNSWORTH
R. M. C. ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, Rudolph Rode and Joanne Rode

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

J. B. Beddingfield and Olivia Beddingfield

(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 Eight Thousand and no/100

Dollars (\$ 8,000.00) due and payable

at the rate of \$100.00 per month on the 26th day of each month for eleven months beginning February 26, 1971, and the remaining balance shall be payable in full on or before January 26, 1972. Payments shall be applied first to interest, balance to principal.

with interest thereon from date at the rate of six per centum per annum, to be paid: on above due dates

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 Cleveland Township, containing 21 acres, more or less, and, according to plat of property of J. B. Beddingfield made by Tom Justice, March, 1955, recorded in plat book FF at page 283, having the following metes and bounds, to-wit:

Beginning on a persimmon on the west bank of Bailey or Flat Branch, the north-west corner of the above referred to tract and also a corner of the Ed Hunt property, and running with the Ed Hunt line, N 55 E, 858 feet to a dogwood, W. A. Johnson's northwest corner; thence with his line, S 30-50 E, 806 feet, crossing the present Gap Creek Road to an iron pin in the center of the old Gap Creek Road; thence with the old road, S 47 W, 400 feet to a point where the old road intersects the south margin of the paving of the new Gap Creek Road; thence with the center of the new road, S 52-35 W, 807 feet to where the old road left the new highway location; thence with the old road, S 82 W, 72 feet to the center of Bailey or Flat Branch; thence up the center of same nine calls as follows: N 28 W, 120 feet; N 48 E, 100 feet; N 9 W, 80 feet; N 54 W, 93 feet; N 17 W, 100 feet; N 12 E, 190 feet; N 1 W, 106 feet; N 24 W, 70 feet; N 2 E, 190 feet to the beginning.

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.

For satisfaction to this mortgage see Satisfaction Book Page 205.

SAITISHED AND CANCELLED OF RECORD

July 19 1971
Ollie Farnsworth
R. M. C. GREENVILLE COUNTY, S. C.
AT 11:08 O'CLOCK A. M. NO. 1287