

GREENVILLE CO. S. C.

AFFIDAVIT  
FILED

BY B. H. H. H.

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MORTGAGE OF REAL ESTATE Office of Cheroke and Patterson, Attorneys at Law, Greenville, S. C.  
R.H.C.

STATE OF SOUTH CAROLINA }  
COUNTY OF GREENVILLE }

MORTGAGE

TO ALL WHOM THESE PRESENTS MAY CONCERN: Erastus Beard, Jr.

(hereinafter referred to as Mortgagor) SEND(S) GREETING:

WHEREAS, the Mortgagor is well and truly indebted unto The Associates Financial Services Company

(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

Three Thousand Two Hundred Sixty-four and 48/100 DOLLARS (\$ 3,264.48 ),  
with interest thereon from date at the rate of 8 per centum per annum, said principal and interest to be repaid: in 36 monthly installments of \$90.68 each

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 Lot Number 2 & 3 of a subdivision of the property of Jerry E. Smith, as shown on plat by W.A. Hudson dated May 1910, recorded in Plat Book C at Page 122 and having according to said plat the following metes and bounds, to-wit:

BEGINNING at an iron pin on the Eastern side of Bates Street (formerly Furman Road) at the joint front corner of Lots 1 & 2 and running thence along the line of Lot 1 in a southeasterly direction, S 56 E 180 feet, more or less, to an iron pin on line of Lot 5; thence along the line of Lots 5 & 11, in a southwesterly direction, S 23 W 95.4 feet to an iron pin at the rear corner of Lot 4; thence along line of Lot 4, in a northwesterly direction approximately N 56 W 150 feet to an iron pin on the Eastern side of Bates Street; thence along said Street, in a northeasterly direction, approximately N 9 E 102.5 feet to the point of beginning.

Together with all and singular the rights, members, hereditaments, and appurtenances to the same belonging or 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 and any other equipment or 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.