

**MORTGAGE**

STATE OF SOUTH CAROLINA )  
COUNTY OF Greenville )

TO ALL WHOM THESE PRESENTS MAY CONCERN:

THIS MORTGAGE is made by the between the Mortgagor (s)

Donald J. Beck and Linda J. Beck

(herein "Borrower") and the

Mortgagee First Piedmont Bank and Trust Company

Greenville, South Carolina (herein "Lender").

WHEREAS, the Borrower is indebted to the Lender in the sum of Five thousand, Twenty-two and 001/00 ----- Dollars (\$ 5,022.00 ) as evidenced by the Borrower's promissory Note of even date herewith (herein "Note") the terms of which are incorporated herein by reference, with principal and interest to be paid as therein stated, the unpaid balance of which, if not sooner paid, shall be due and payable in 36 equal monthly payments of \$139.50 ; and beginning on July 1, 1974.

WHEREAS, the Borrower may have borrowed other monies from the Lender (which term as used throughout this Mortgage Agreement shall include any Holder) which monies have not been fully repaid and the Borrower may hereafter become indebted to the Lender for such further sums as may be advanced to or for the Borrower's account for taxes, insurance premiums, public assessments, repairs, or for any other purpose; and

WHEREAS, the Borrower desires and intends to secure any and all of said existing indebtedness and future advances and indebtedness by granting to Lender a Mortgage on the real property hereinafter described, which Mortgage shall be security for all obligations of the Borrower to Lender in the total principal amount of \_\_\_\_\_ Dollars (\$ \_\_\_\_\_);

NOW, THEREFORE, KNOW ALL MEN, that the Borrower (jointly and severally if more than one), in consideration of the foregoing and also in consideration of the further sum of Three and No/100 (\$3.00) Dollars to the Borrower in hand well and truly paid by the Lender at and before the sealing and delivery of these presents, the receipt whereof is hereby acknowledged, TO SECURE TO LENDER the repayment of: (a) the indebtedness evidenced by the aforesaid Note, with interest thereon; (b) all other sums, with interest thereon, advanced in accordance herewith to protect the security of this Mortgage and the performance of the covenants and agreements of Borrower herein contained; and (c) all other money heretofore or hereafter advanced by the Lender to or for the account of the Borrower and all other present or future direct or contingent liabilities and indebtedness of the Borrower to the Lender of any nature whatsoever to the fullest extent allowed by law, and any modifications, extensions, rearrangements or renewals of any of (a)-(c) (all hereinafter collectively called the "Obligations"), with the limitation that the total principal amount of said Obligations secured hereby shall not exceed the amount specified in the preceding paragraph, together with reasonable attorney's fees, court costs and expenses of whatever kind incident to the collection of any of said Obligations and the enforcement of the Mortgage interest created hereby, does hereby mortgage, grant bargain, sell and release unto the Lender, its successors and assigns, the following described real estate:

All that piece, parcel or lot of land, with all improvements thereon, or hereafter constructed thereon, situate, lying and being

All that certain piece, parcel or tract of land in Paris Mountain Township, County of Greenville, State of South Carolina, containing 1.7 acres as shown on plat of property of Richard H. Case and Janet H. Case made by Campbell and Clarkson, surveyors, June 22, 1972, recorded in the RMC Office for Greenville County in Plat Book 4-Q at Page 136 and, according to said plat having the following metes and bounds, to-wit:

Beginning at a point on the east side of North Parker Road at the joint corner with Tract No. 1, now or formerly owned by G. F. Wakefield, and running thence with said road N. 20-47 E. 90.6 feet to a point on said road; thence continuing with said road N. 19-37 E. 85 feet to a point on said road; thence continuing with said road N. 42-51 E. 100 feet to a point on said road; thence N. 60-59 E. 64 feet to a point on said road; thence continuing along the line of said road the following courses and distances S. 18-33 E. 122.1 feet, S. 22-22 E. 102 feet, S. 19-53 E. 108.7 feet to a point on said road; thence along the line of other property of the grantor S. 58-03 W. 232.1 feet to an iron pin in the line of Tract No. 1, now or formerly the Wakefield property; thence with the line of said tract N. 31-40 W. 195 feet to the beginning corner.

Being a portion of the property conveyed to the grantor by deed recorded in Deed Book 757 at Page 264.



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