

STATE OF SOUTH CAROLINA }
COUNTY OF GREENVILLE }

RECORDED
1977 4 01 PM
DIXIE L. BECKWITH
MAY 12 1977

MORTGAGE OF REAL ESTATE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, I, Dixie L. Beckwith

(hereinafter referred to as Mortgagor) is well and truly indebted unto Lilla Miller Byrum & May Earnest Whitley

(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 **Thirty Thousand (\$30,000.00) Dollars, due and payable:**
The principal to be reduced to the following amounts annually: \$28,900.00 on November 12, 1975; \$27,700 on November 12, 1976; \$26,400 on November 12, 1977; \$25,000 on November 12, 1978; \$23,500 on November 12, 1979; \$21,900 on November 12, 1980; \$20,100 on November 12, 1981; \$18,200 on November 12, 1982; \$16,200 on November 12, 1983; \$14,000 on November 12, 1984; \$11,600 on November 12, 1985; \$9,000 on November 12, 1986; \$6,200.00 on November 12, 1987; \$3,200 on November 12, 1987; \$3,200 on November 12, 1988; 0 on November 12, 1989;
WITH INTEREST THEREON FROM DATE AT THE RATE OF EIGHT (8%) PERCENTUM PER ANNUM, TO BE COMPUTED AND PAID ANNUALLY IN ADDITION TO PRINCIPAL until paid in full.

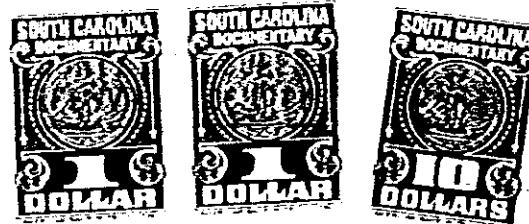
WHEREAS, the Mortgagor may hereafter become indebted to the said Mortgagee for such further sums as may be advanced to or for the Mortgagor's account for taxes, insurance premiums, public assessments, repairs, or for any other purposes:

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 Greenville, in the city of Greenville, known as lot 35 and a greater portion of Lot 34 and a part of the western part of lot 33 of Block "C" of Forest Hills, plat made by T. C. Adams, Engineer, September 23, 1936 recorded in the RMC Office for Greenville County, South Carolina, in plat book D, page 206, and having according to said plat the following metes and bounds, to-wit:

Beginning at an iron pin on the north side of Crescent Avenue at the joint corner of Lots 35 & 36, and running thence along the joint line of said lots N. 00-30 E. 190.2 feet to an iron pin at joint rear corner of Lots 35, 36, 6 and 7; thence along the rear line of lots 7 & 8, N. 80-30 E. 81 feet to an iron pin in the rear line of Lot 34, which iron pin is 9 feet west of the joint rear corner of Lots 33, 34, 8 and 9; thence S. 5-00 E. 202.5 feet to an iron pin on the north side of Crescent Avenue, which iron pin is 11 feet east of the joint corner of Lots 33 and 34; thence along the north side of Crescent Avenue, S. 81 W. 11 feet to an iron pin at joint corner of lots 33 & 34; thence N. 88 W. 45 feet to an iron pin at joint corner of Lots 35 & 34; thence N. 87 W. 45 feet to the point of beginning.

5.12.00



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 is 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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