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BOOK 1389 PAGE 115

MORTGAGE OF REAL ESTATE—Offices of Cheros and Patterson, Attorneys at Law, Greenville, S. C.

DONNIE S. TANKE  
R.H.C.

STATE OF SOUTH CAROLINA  
COUNTY OF GREENVILLE

Mortgagee's address: P O Box 1329, Greenville, SC  
MORTGAGE

TO ALL WHOM THESE PRESENTS MAY CONCERN: Allen S. Beck and Deborah Beck

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

WHEREAS, the Mortgagor is well and truly indebted unto SOUTHERN BANK AND TRUST 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

Ten Thousand Four Hundred Twenty-nine & 44/100 DOLLARS (\$ 10,429.44 ),  
with interest thereon from date at the rate of per centum per annum, said principal and interest to be repaid: which includes interest at the rate of seven percent per annum,  
To be repaid in 84 monthly installments of \$124.16 each, beginning March 22, 1977 and continuing on the 22nd day of each month thereafter 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, 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, Paris Mountain Township, containing 2.73 acres, more or less, and having, according to a survey made by R.E. Dalton in September 1945, the following metes and bounds, together with a tract of .83 acres sold to Joe E. Lambreth and Thomas E. Dupree and shown on a plat recorded in Plat Book 5-C at Page 7 of the RMC Office for Greenville County:

30757R 1A0

BEGINNING at a point in Poor House Road at the corner of property conveyed to R.C. Hudson and Mary Bridges Mauldin by deed recorded in Volume 276 at Page 377; thence, along line of said property, S 76-30 E 401.7 feet to a stake on Poor House Branch; thence up Poor House Branch with the meanders of same, N 17-0 E 302 feet to a stake; thence still with said branch, N 3-03 E 41 feet to a stake; thence, N 78-40 W 491 feet to a point on Poore House Road; thence along said road, S 0-15 W 330 feet to the beginning corner.

3000M

This is the same property conveyed to the Mortgagors by deed of James L. Laur recorded November 30, 1976 in Deed Book 1047 at Page 6 of the RMC Office for Greenville County.

[REDACTED]

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.

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