Fountain Inn, S. C. 29644

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STATE OF SOUTH CAPOLINA GRENVILLE CO. S. C. MORTGAGE OF REAL ESTATE
COUNTY OF Greenville? 10 12 11 7 TO ALL WHOM THESE PRESENTS MAY CONCERN:

DONNIE S. TANKERSLEY R.M.C

WHEREAS.

1)

C. D. Beasley

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

Southern Bank & Trust Company

(hereinafter referred to as Mortgagee) as evidenced by the Mortgagor's premissory note of even date herewith, the terms of which are incorporated herein by reference, in the sum of

--Fifteen Thousand & 00/100-----

Dollers \$ 15,000,00 due and payable

in 120 monthly installments of \$190.02 commencing on the 1st day of February 1977

with interest thereon from date at the rate of 9

per centum per annum, to be paid:

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 texts, insurance premiums, public assessments, repairs, or for any other purposes:

NOW, KNOW ALL MEN, That the Mortgagor, in consideration of the aforessic 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 seating and delivery of these presents, the receipt whereot 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, Town of Fountain Inn, being more fully described in accordance with a plat made for Garrett & Garrett by R. B. Bruce dated April 10, 1961, to wit:

BEGINNING at an iron pin on the northwestern side of Knight Street, approximately 168 feet from the intersection of Weston Street with Knight Street, and running thence N. 50-16 W., 213.4 feet to an iron pin; thence N. 38-0 E., 112 feet to an iron pin; thence S. 50-0 E., 76.5 feet to an iron pin; thence S. 52-0 E., 127.2 feet to an iron pin on edge of Knight Street; thence along Knight Street, S. 33-12 W., 116.4 feet to an iron pin, being point of beginning.

Being the same property conveyed to C. D. Beasley by deed of Marion Beasley, recorded March 24, 1970, in Deed Book 886, Page 417, R.M.C. Office for Greenville County.

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Together with all and singular rights, members, herditaments, and appurtegances to the same belonging in any way incident or appertaining, and of all the rents, issues, and profits which may arise or be had thereform, 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 Mortgagoe forever, from and against the Mortgagor and all persons whomspever lawfully claiming the same or any part thereof.

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