

FILED
GREENVILLE CO. S. C.

JAN 23 2 54 PM '71

BOOK 1388 PAGE 56

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

BONNIE S. TANKERSLEY
R.M.C.

MORTGAGE OF REAL ESTATE
TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, BECKY-DON, INC.

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 promissory note of even date herewith, the terms of which are incorporated herein by reference, in the sum of

FORTY-FIVE THOUSAND AND NO/100 - - - - - Dollars \$ 45,000.00 due and payable

One (1) Year from date,

with interest thereon from date at the rate of 9% per centum per annum, to be paid: Q UARTERLY

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, containing 3.60 acres more or less according to a survey of the Property of Becky-Don, Inc. made by Wolfe & Huskey, Inc., Engineers & Surveyors, Lyman, S. C., dated December 16, 1976, and having according to said plat the following courses and distances, to wit:

BEGINNING at old iron pin on the right of way of U. S. Highway 29 and the property now or formerly of the City of Greer and running thence N. 11-31 E. 215.32 feet to old iron pin; running thence N. 77-39 W. 357 feet to old iron pin; running thence along property now or formerly of Village Green N. 48-40 E. 248 feet to old iron pin; running thence N. 89-55 E. 421.75 feet to old iron pin; thence with the creek as the line S. 38-29 W. 143 feet; thence continuing with the creek as the line S. 05-26 E. 149.4 feet to iron pin; running thence S. 25-02 E. 274.78 feet to old iron pin on the right of way of the Highway; running thence N. 85-20 W. 79.8 feet to iron pin; running thence S. 04-15 W. 25 feet; running thence along the right of way of U. S. Highway 29, N. 85-25 W. 179.3 feet to old iron pin, the beginning corner.

Included in the description of this property is a 16" Raw water line and a 10" Raw water line and also an 8" sanitary sewer line with manhole covers thereon.

This being the same property conveyed to the Mortgagor herein by deed of J. C. Bowick and Bernice D. Bowick of even date herewith and recorded in the RMC Office for Greenville County simultaneously.

DOCUMENTARY
STAMP
TAX
\$ 18.00
PB. 11218

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 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 Mortgagee forever, from and against the Mortgagor and all persons whomsoever lawfully claiming the same or any part thereof.

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