

FILED
GREENVILLE S.C.
JUN 13 1984

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STATE OF SOUTH CAROLINA }
COUNTY OF GREENVILLE }

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

WHEREAS, Floyd Beckett and Roseann Beckett

(hereinafter referred to as Mortgagor) is well and truly indebted unto James R. Trammell
5 Ruby Drive
Greenville, S.C. 29609

(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 Four Thousand Nine Hundred and no/100 Dollars (\$ 34,900.00) due and payable

with interest thereon from _____ date _____ at the rate of twelve per centum per annum, to be paid:
as per the terms of said note.

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

ALL that certain piece, parcel or lot of land situate, lying and being on the Northwestern side of Elizabeth Drive near the City of Greenville, County of Greenville, State of South Carolina, being known and designated as Lot No. 40 as shown on a plat of North Sunset Hills prepared by Dalton & Neves, Engineers, dated July, 1941, recorded in the R.M.C. Office for Greenville County, South Carolina, in Plat Book L at Page 92, and having according to said plat the following metes and bounds.

BEGINNING at an iron pin on the Northwestern side of Elizabeth Drive at the joint front corner of Lots Nos. 39 and 40, and running thence with the line of Lot No. 39 N. 39-25 W. 144.2 feet to an iron pin; thence N. 43-22 E. 62 feet to an iron pin at the joint rear corner of Lots Nos. 40 and 41; thence with the line of Lot No. 41 S. 38-51 E. 153.4 feet to an iron pin on the Northwestern side of Elizabeth Drive; thence with the Northwestern side of Elizabeth Drive S. 52-12 W. 60 feet to the point of beginning.

This is that property conveyed to Mortgagor by deed of John R. Trammell dated and filed concurrently herewith.

Mortgagor is to maintain termite coverage and letter on the property.

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STATE OF SOUTH CAROLINA
SOUTH CAROLINA TAX COMMISSION
DOCUMENTARY
STAMP
TAX
JAN 16 84
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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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