

FILED
GREENVILLE CO. S.C.

BOOK 1113 PAGE 13

DEC 20 10 29 AM 1968

OLLIE R. ...
R.M.C.

Fountain Inn Federal Savings & Loan Association
Fountain Inn, South Carolina

STATE OF SOUTH CAROLINA }
COUNTY OF GREENVILLE } ss:

MORTGAGE
Of Real Estate

TO ALL WHOM THESE PRESENTS MAY CONCERN:

Charles W. and Frankie F. Beason

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

WHEREAS, the Mortgagor is well and truly indebted unto FOUNTAIN INN FEDERAL SAVINGS AND LOAN ASSOCIATION OF Fountain Inn, S. C., (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 Twelve Thousand and 00/100 - - - - -

DOLLARS (\$ 12,000.00), with interest thereon from date at the rate of Six & Three-Quarter per centum per annum, said principal and interest to be paid as therein stated, and

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 purpose, and

WHEREAS, the unpaid balance of said debt or debts, if not sooner paid, shall be due and payable.

April 1, 1989

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 hereby grant, bargain, sell and release unto the Mortgagee, its successors and assigns.

All that 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, on the Northwestern side of road to Woodruff and being shown as 8.11 Acre tract on plat entitled "Property of Charles W. Beason" prepared by C. O. Riddle, dated March 8, 1961, revised April 11, 1968, and having according to said plat, the following metes and bounds, to-wit:

BEGINNING at a point in the center of road to Woodruff as shown on said plat, which point is located S. 63-25 W., 70 ft. to old iron pin in center of said road and running thence with property of H. C. Locke, N. 63-25 E., 670.1 ft. to an old iron pin; thence with line of property of Kilgore, N. 63-35 E., 394.9 ft. to an iron pin; thence with 6.91 acre tract, S. 31-15 E., 538.4 ft. to a point in center of road to Woodruff, passing over iron pin on edge of road; thence with center line of said road, the following courses and distances: S. 72-29 W., 50 ft. to a point; S. 74-23 W., 100 ft. to a point; S. 76-16 W., 100 ft. to a point; S. 81-40 W., 100 ft. to a point; S. 84-17 W., 100 ft. to a point; S. 86-08 W., 100 ft. to a point; S. 89-42 W., 100 ft. to a point; N. 87-03 W., 100 ft. to a point; N. 83-12 W., 100 ft. to a point; N. 81-36 W., 100 ft. to a point; N. 80-56 W., 297 ft. to the beginning corner. According to said plat, this tract contains 8.11 acres to the center line of said highway and 7.05 acres to the edge of right-of-way of said highway.

This is the same property conveyed to the mortgagors by deed recorded in the R.M.C. Office for Greenville County in Deed Book 849, page 305.

The above plat is recorded in the R.M.C. Office for Greenville County in Plat Book ZZZ, Page 139.