

GREENVILLE CO. S. C.

JUN 6 3 14 PM '69

BOOK 1127 PAGE 650

MORTGAGE OF REAL ESTATE—Offices of Love, Thornton, Arnold & Thomason, Attorneys at Law, Greenville, S. C.

OLLIE FARNSWORTH
R. M. C.

STATE OF SOUTH CAROLINA }
COUNTY OF GREENVILLE }

MORTGAGE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

Joe M. Beck and

Sandra C. Beck

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

Edwin F. Patterson and

Mildred S. Patterson

WHEREAS, the Mortgagor is well and truly indebted unto

(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 -----

Two Thousand Four Hundred and no/100-----DOLLARS (\$2,400.00--),

with interest thereon from date at the rate of Eight per centum per annum, said principal and interest to be repaid:

in monthly installments of \$30.00 each, commencing on the 1st day of July 1969, and continuing on the 1st day of each month thereafter until paid in full. It is understood and agreed that the mortgagors shall have the right to prepay in full or in part at any time without penalty. It is further understood and agreed that the mortgagors shall pay as a penalty a "late charge" not to exceed ten per cent of any installment when paid more than ten days after the due date thereof.

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~~ on the northern side of

Pleasant Ridge Avenue in the County of Greenville, State of South Carolina, being shown as Lot 34 on plat of Section I of Pleasant View Subdivision, dated April 1946, prepared by Dalton & Neves, recorded in Plat Book P at page 93 in the RMC Office for Greenville County, and having according to said plat the following metes and bounds:

Beginning at an iron pin on the northern side of Pleasant Ridge Avenue at the joint front corner of Lots 33 and 34 and running thence with line of Lot 33, N 0-08 W 160 feet to an iron pin at the joint rear corner of Lots 33 and 34; thence with line of Lot 34, S 89-52 W 60 feet to an iron pin at the joint rear corner of Lots 34 and 35; thence with line of Lot 35, S 0-08 E 160 feet to an iron pin on Pleasant Ridge Avenue; thence with said Avenue, N 44-52 E 60 feet to the point of beginning.

Being the same property conveyed to the mortgagors by the mortgagees by deed to be recorded herewith.

This mortgage is junior to the mortgage held by General Mortgage Company recorded in Book 903 at page 597.

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.