

FILED
STATE OF SOUTH CAROLINA GREENVILLE S.C.
COUNTY OF GREENVILLE

MAY 18 4 30 PM '71
OLLIE FARNSWORTH
R. M. C.

MORTGAGE OF REAL ESTATE

BOOK 1191 PAGE 93

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

NINETY-FIVE THOUSAND AND NO/100 - - - - - Dollars (\$ 95,000.00) due and payable

\$1,054.57 per month until paid in full, with each payment applied first to interest and balance to principal, with the right to anticipate the whole amount or any part thereof at any time. The first payment to commence on September 1, 1971

with interest thereon from date at the rate of 8 1/2% per centum per annum, to be paid: monthly

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 3.4 acres, more or less, according to a survey made of the property of Don Williams by Jones Engineering Service, May, 1969, and having according to said survey the following metes and bounds, to wit:

BEGINNING at an iron pin on a 50-foot road at the joint front corner of a 1.6-acre tract and running thence along said 1.6-acre tract S. 46-15 W. 407.7 feet to an iron pin; running thence N. 60-20 W. 329 feet to an iron pin; running thence N. 46-15 E. 505.5 feet to an iron pin on a 50-foot street; running thence along said 50-foot street S. 43-35 E. 315 feet to an iron pin, the beginning corner.

Together with all and singular rights, members, herditaments, and appurtenances to the same belonging in any way incident or appertaining, and of all 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 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 Mortgagee forever, from and against the Mortgagor and all persons whomsoever lawfully claiming the same or any part thereof.