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FIRST MORTGAGE ON REAL ESTATE

FILED
GREENVILLE CO. S. C.

BOOK 1427 PAGE 940

MORTGAGE
DONNIE S. TANKERSLEY
R.H.C.

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

TO ALL WHOM THESE PRESENTS MAY CONCERN: David M. Beam, Jr., Mary M. Beam,
David M. Beam, III and Beth M. Beam
(hereinafter referred to as Mortgagor) SEND(S) GREETING:

WHEREAS, the Mortgagor is well and truly indebted unto HERITAGE FEDERAL SAVINGS AND LOAN ASSOCIATION, LAURENS, 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

Twenty-Eight Thousand and 00/100-----
DOLLARS (\$28,000.00), with interest thereon from date at the rate provided for in said note, said principal and interest to be repaid as therein stated, except that the final payment of principal and interest shall be due on
March 1, 1993, 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;

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 southerly side of West Georgia Road, west of Simpsonville, S. C., according to a plat of June 18, 1977, prepared by J. L. Montgomery, R.L.S., and having the following metes and bounds, to-wit:

BEGINNING at a nail and cap in West Georgia Road, and running thence S. 15-58 E. 77.95 feet to an iron pin; thence S. 15-58 E. 375.43 feet to an iron pin; thence S. 15-34 E. 75.0 feet to a point at the southeasterly rear corner of said lot; thence S. 64-17 W. 150.0 feet to a point at the southwesterly rear corner of said lot; thence N. 20-55 W. 479.45 feet to a point in the center line of West Georgia Road; thence with the center line of West Georgia Road, N. 57-07 E. 200 feet to a nail and cap at the point of beginning, and containing 2.01 acres, more or less.

This being the same property conveyed to the Mortgagors, David M. Beam, III and Beth M. Beam, by Deed of the Mortgagors, David M. Beam, Jr. and Mary M. Beam, said Deed being recorded on August 3, 1977, in the RMC Office for Greenville County.

The Mortgagee's mailing address is 514 North Main Street, Simpsonville, S. C. 29681

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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.

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