

STATE OF SOUTH CAROLINA }
COUNTY OF Greenville }

JUN 28 9 30 AM 1965 MORTGAGE OF REAL ESTATE

BOOK 999 PAGE 183

TO ALL WHOM THESE PRESENTS MAY CONCERN:
OLLIE F. FURNISH
R. M. C.

WHEREAS, We, H. P. Beam and Amy Grace B. White Bargiol

(hereinafter referred to as Mortgagor) is well and truly indebted unto Bank of Piedmont, Piedmont, 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

One thousand one hundred fifty-six and 58/100----- Dollars (\$ 1156.58) due and payable

in nineteen (19) monthly payments of \$60.00 each, and one (1) monthly payment of \$16.58, the first payment falling due on July 23, 1965 and continuing monthly until paid in full.

with interest thereon from date at the rate of 6% per centum per annum, to be paid: in advance

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, Oaklawn Township, containing approximately 9.15 acres, and having according to a plat of property of H. P. Beam and C. O. Riddle, L. S. dated August 1954, the following courses and distances, to-wit:

BEGINNING at point in the center of S. C. Highway No. 8 and running thence along line of Roy Chapman and other property of the Grantor S. 12-10 W. 480.3 feet to iron pin; thence N. 66-57 W. 1298.7 feet to iron pin on line of Pelzer Mfg. Company, thence N. 41-23 W. 124.3 feet to iron pin on the Southern side of S. C. Highway No. 8; thence crossing said Highway N. 71-15 E. 170.2 feet to iron pin slightly North of said Highway; thence S. 81-30 E. 290 feet to iron pin; thence S. 12 W. 42.7 feet to point in center of S. C. Highway No. 8, thence with center of said Highway S. 82-30 E. 782 feet to the point of beginning.

ALSO, Mr. H. P. Beam has a life estate in this property and at the time of his death, Amy Grace B. White Bargiol has the remainder of the life estate.

Together with all and singular rights, members, hereditaments, 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.