

USL—FIRST MORTGAGE ON REAL ESTATE

MORTGAGE

FILED GREENVILLE CO. S. C.

JUN 13 1 46 PM 1958

OLLIE F. B. WORTH R. M. C.

State of South Carolina }  
COUNTY OF Greenville

TO ALL WHOM THESE PRESENTS MAY CONCERN: We, Dewey F. Beam and C. Grier Beam,  
(hereinafter referred to as Mortgagor) SEND(S) GREETING:

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

Forty Thousand -----  
DOLLARS (\$40,000.00), with interest thereon from date at the rate of Six (6%)  
per centum per annum, said principal and interest to be repaid 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;

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, Chick Springs Township, on the north side of the U.S. Highway No. 29, near the limits of the City of Greer and westward therefrom, being Lots Nos. 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13 and 14 as shown on a plat of the property of A.S. Bass and C.A. Groce by H.L. Dunahoo, Surveyor, dated June 23, 1947, a copy thereof being dated April 23, 1958, and recorded in Plat Book KK, page 147, R.M.C. Office for Greenville County, and having the following courses and distances, to-wit:

BEGINNING at an iron pin on the north side of said highway at the edge of the highway right-of-way, front corner of Lot No. 10 and the C.A. Groce property, and running thence N. 27-05 W. 195 feet along the said Groce property to an iron pin at the joint corner of Lots Nos. 15-A, 10 and 14; thence N. 32-15 W. 160 feet as the joint line of Lots Nos. 14 and 15 to an iron pin on the south side of Conway Drive; thence S. 60-15 W. 177 feet along the south side of Conway Drive to an iron pin; thence S. 24-35 E. 136 feet to an iron pin; thence S. 67-30 W. 50 feet to an iron pin; thence S. 27-05 E. 195 feet to the edge of said highway right-of-way (iron pin); thence N. 67-30 E. 250 feet along the north side of said highway right-of-way to the beginning corner.

This is the same property conveyed to Dewey F. Beam and C. Grier Beam by deed of Ruth W. Beam, et al, recorded in Deed Book 598, page 186, R.M.C. Office for Greenville County.

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.