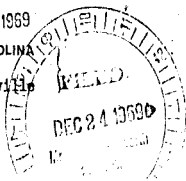


DEC 24 1959

STATE OF SOUTH CAROLINA

COUNTY OF Greenville



MORTGAGE OF REAL ESTATE

BOOK 1145 PAGE 95

TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, Mary P. Beck and Ralph S. Beck

(hereinafter referred to as Mortgagor) is well and truly indebted unto Termplan, Inc., 105 W. Washington Street Greenville, 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 and four dollars Dollars (\$ 1104.00 ) due and payable

with interest thereon from date at the rate of 23.23 per centum per annum, to be paid:

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, state of South Carolina, on the west side of Concord street, and being the eastern portion of lot no. 65 on plat of Fair Grounds, property of Edgar C. Waldrop, recorded in plat Book B at page 171 and also shown on plat of property of W.P. Johnson recorded in plat book NN page 129 and having according to said plats the following metes and bounds, courses and distances, to wit:

Beginning at an iron pin on the west side of Concord Street, the joint front corner of lots Nos. 64 and 65; thence with the joint line of said lots N. 86-04 E. 83.3 feet to an iron pin; thence with a new line through said lot S. 11-30 W. 51.5 feet to an iron pin in line of Lot. No. 66, thence with the line of said lot S. 86-04 W. 96.7 to an iron pin on the west side of Concord Street; thence with the west side of said street N. 3-56 W. 50 feet to the beginning corner.

This is the same lot of land conveyed to grantor by Elizabeth T. Johnson and is conveyed subject to any recorded building restrictions, easements of rights of way.

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.