

STATE OF SOUTH CAROLINA
COUNTY OF Greenville

FILED
GREENVILLE CO. S. C.

BOOK 1161 PAGE 407

JUL 24 12 18 PM '70
MORTGAGE OF REAL ESTATE

OLLIE FARNSWORTH PRESENTS MAY CONCERN
R. M. C.

WHEREAS, Gladys C. Beam

(hereinafter referred to as Mortgagor) is well and truly indebted unto Capital Credit Plan of Greenville, South Carolina, its heirs, successors, and assigns forever,

(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 Two-Thousand One Hundred and Sixty and No/100 Dollars (\$2,160.00) due and payable

In equal monthly installments of \$90.00 per month beginning September 5, 1970, and on the fifth day of each month thereafter for 24 months until paid in full.

~~with interest thereon~~
Paid in advance by way of discount.

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 and 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, in Gantt-Township about four miles from the Greenville County Courthouse, located on U.S. Highway 29, and having according to a plat by Dalton & Neves dated May, 1947, the following metes and bounds:

BEGINNING at an iron pin near the eastern side of U.S. Highway 29 at the corner of property of Fred Cartee and thence running along and across U.S. Highway 29 N11-3 W, 393 feet to a stake on the western side of U.S. Highway 29. Thence across said highway N61-20 E 50.4 feet to an iron pin on the eastern side of said highway. Thence N61-20 E, 370 feet to a stake; thence S12-7 E, 417 feet to a stake; thence S22-2 W, 351.2 feet to an iron pin on the line of property of Fred Cartee; thence along the Cartee line N59-15 W, 265 feet to the point of beginning.

This being that 4.78 acre tract conveyed to Gladys C. Beam, the mortgagor herein, by deed of Louise A Davis dated May 14, 1947 and recorded May 15, 1947 in the R.M.C. Office for Greenville County, South Carolina in deed volume 312 at page 106, less, however, that tract conveyed by Gladys C. Beam to Virginia D. Turner and Jack H. Turner together with an easement as described in deed volume 789 at page 15 dated December the 28th, 1965 and recorded thereat on December 29, 1965. Reference being made to said deed for a description of the easement and premises so conveyed.

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.