

MORTGAGE OF REAL ESTATE—Office of Love, Thornton, Arnold & Thomason, Attorneys at Law, Greenville, S. C.

FILED
GREENVILLE CO. S. C.STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLEDEC 16 1 42 PM '70
OLIE FARNSWORTH
B.M.C.

MORTGAGE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

Mary Jean K. Beall (hereinafter referred to as Mortgagor) SEND(S) GREETING:

WHEREAS, the Mortgagor is well and truly indebted unto Southern Bank and Trust Company

(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

Fifteen Thousand and no/100-----

DOLLARS (\$ 15,000.00),

with interest thereon from date at the rate of 8 per centum per annum, said principal and interest to be repaid:

On demand

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, on the Southeastern

side of Woodland Way, in the City of Greenville, being shown as Lot 206 on plat of Cleveland Forest, recorded in Plat Book M at page 56 in the RMC Office for Greenville County, and described as follows:

BEGINNING at an iron pin on the Southeastern side of Woodland Way, corner of Lot 205, and running thence with line of said lot, S. 56-40 E. 254.4 feet to an iron pin on the Northwestern side of a 20 foot alley; thence with the curve of the Northwestern side of said alley, the chord of which is S. 54-13 W. 104 feet to iron pin at corner of Lot 207; thence with line of said lot, N. 56-54 W. 229.3 feet to iron pin on Woodland Way; thence with the Southeastern side of Woodland Way, the chords of which are N. 46-23 E. 58 feet and 24-17 E. 42 feet to the beginning corner.

It is understood that this mortgage is junior in lien to a mortgage executed by the Mortgagor to Fidelity Federal Savings and Loan Association in the original sum of \$35,000.00, the balance due as of December 31, 1970 being \$32,281.79.

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.