

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

FILED
GREENVILLE CO. S. C.

DEC 23 10 55 AM '70

OLLIE FARNSWORTH
R. M. C.

BOOK 1176 PAGE 429

MORTGAGE OF REAL ESTATE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, I, Mrs. Shirley Ann Staggs,

(hereinafter referred to as Mortgagor) is well and truly indebted unto H. S. Beck, Sr., his heirs 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 Three Thousand One Hundred Ninety-Five and no/100 Dollars (\$ 3,195.00) due and payable

in installments as follows: 1st installment being due and payable on December 22, 1971 in the amount of \$1,305.00, 2nd installment of \$1,305.00 be due and payable on December 22, 1972, and 3rd installment of \$585.00 being due and payable on December 22, 1973.

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

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, Chicks Spring Township, in the Town of Greer, lying on the North side of Anderson Street, and being known and designated as all of lot No. 22 on a plat of John A. Robinson property prepared by H. S. Brockman, Surveyor, dated December 8, 1936, and having the following courses and distances as shown thereon, to-wit:

BEGINNING on a stake on edge of Anderson Street, northern edge thereof and corner of lot No. 25 on said plat, and runs thence along the line of lot No. 25 N. 17.34 W. 111.6 feet to a stake, corner of lots 22, 25, 23, and 24; thence with the line of lot No. 23 N. 87.45 W. 58.5 feet to a stake on the line of lot No. 21; thence with the line of lot No. 21 S. 15.55 E. 125.3 feet to a stake on edge of Anderson Street; thence along the edge of Anderson Street N. 73.53 E. 60 feet to the beginning corner, and being the same lot conveyed to me by H. S. Beck Sr.

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