

REGISTRATION NO. 22
COUNTY OF GREENVILLE
STATE OF SOUTH CAROLINA

FILED
GREENVILLE CO. S. C.
MORTGAGE OF REAL ESTATE
TO ALL WHOM THESE PRESENTS MAY CONCERN:
JUN 10 11 03 AM '73
GONNE S. TANKERSLEY
R.M.C.

WHEREAS, J. T. BEEKS

(hereinafter referred to as Mortgagor) is well and truly indebted unto Southern Bank & 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 Four Thousand Nine Hundred Seventy Five and 80/100

-----Dollars (\$ 4,975.80) due and payable in Sixty (60) monthly installments of Eighty Two and 93/100 (\$82.93) dollars.

with interest thereon from June 15, 1973 at the rate of 6 1/2 per centum per annum, to be paid: in Sixty (60) monthly installments of (\$82.93) beginning June 15, 1973 and on the same date of each successive month thereafter until paid in full.

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, lying on the southern side of a proposed street, shown on a plat entitled "Property of Hattie Washington", dated January 3, 1961, prepared by C. O. Riddle, Registered Land Surveyor, and further described according to said plat as follows:

BEGINNING at a point on the southeastern side of a proposed road, said point being 172 feet in a southwesterly direction from the corner of property now or formerly owned by P. D. Hill and running thence S-44-10 E. 160.7 feet to an iron pin; thence S-45-50 W. 136 feet to an iron pin, which point is 429.4 feet in a northeasterly direction from a stone; thence N. 44-10 W. 160.7 feet to iron pin, on the southeastern side of a proposed road; thence along the southeastern side of the proposed road N. 45-50 E. 136 feet to the point of beginning, containing one-half acre, more or less.

Together with all and singular rights, members, hereditaments, and appurtenances to the same belonging 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 now or hereafter attached, connected, or fitted thereto in any manner; it being the intention of the parties hereto that all 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.