

STATE OF SOUTH CAROLINA
COUNTY OF Greenville

MAY 13 11 27 AM 1964

MORTGAGE OF REAL ESTATE

BOOK 959 PAGE 107

of Greenville County TO ALL WHOM THESE PRESENTS MAY CONCERN: I, H. Frank Beam

WHEREAS, I, H. Frank Beam

(hereinafter referred to as Mortgagor) is well and truly indebted unto The Pelzer-Williamston Bank

(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 twenty-eight and 24/100- - - - -Dollars (\$ 3028.24) due and payable on demand after date

with interest thereon from date at the rate of six per centum per annum, to be paid: semi-annually

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, Oak Lawn Township, containing twenty-one and fifty-five one-hundredths (21.55) acres more or less; adjoining lands of E. C. Rogers, the school lot of School district 2-4 G. and also lands of myself and others; and being a part of my home tract of land---for more complete description of the said lands hereby conveyed, see plat of same made by E. F. Wigington, Surveyor and bearing date of October 5, 1928.

This being that same piece of land conveyed to H. Frank Beam by A. B. Beam by deed dated Oct. 5, 1928 and recorded in Vol. 127 at page 215, in the R.M.C. office for Greenville County.

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.

*Dec. 28, 1964 Paid. The Pelzer-Williamston Bank
Wit: Louise M. Taylor
Rachel Smith
Williamston, S.C.
W. A. Hopkins
pres. & Cashier*

SATISFIED AND CANCELLED OF RECORD
25 DAY OF Jan. 1965
Allie Farnsworth
R.M.C. FOR GREENVILLE COUNTY, S. C.
AT 12:19 O'CLOCK P. M. N. 20850