

DONNIE S. TANKERSLEY
MAR 30 1978
DONNIE S. TANKERSLEY
R.M.C.

First Mortgage on Real Estate

MORTGAGE

BOOK 1363 PAGE 720

STATE OF SOUTH CAROLINA }
COUNTY OF GREENVILLE }

TO ALL WHOM THESE PRESENTS MAY CONCERN: JAMES C. BEARD, JR.

and REGINA K. BEARD (hereinafter referred to as Mortgagor) SEND(S) GREETING:

WHEREAS, the Mortgagor is well and truly indebted unto FIDELITY FEDERAL SAVINGS AND LOAN ASSOCIATION, GREENVILLE, S. C., (hereinafter referred to as Mortgagee) in the sum of Five Thousand Five Hundred and no/100-----DOLLARS

(\$ 5,500.00), as evidenced by the Mortgagor's note of even date, bearing interest as stated in said note, and payable as therein stated or as modified by mutual agreement, in writing, the final maturity of which is five (5) years after the date hereof, unless extended by mutual consent, the terms of said note and any agreement modifying it are incorporated herein by reference; and

WHEREAS, the Mortgagor may hereafter become indebted to the said Mortgagee for such further sums as may be advanced or readvanced to or for the Mortgagor's account, including advances made by the Mortgagee on other or no security:

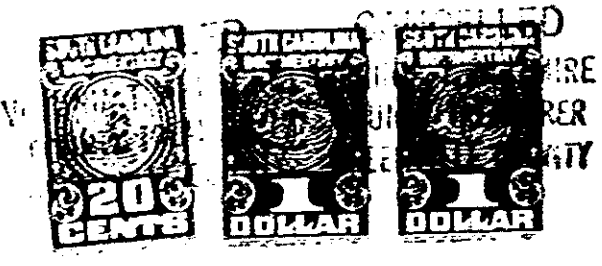
NOW, KNOW ALL MEN, That the Mortgagor, in consideration of the aforesaid debt, and in order to secure the payment thereof and of any other and further sums for which the Mortgagor may be indebted to the Mortgagee at any time for advances made to or for his account by the Mortgagee, and also in consideration 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, in Greenville Township, on the northwest corner of Rogers Avenue and Beacon Street, being shown as Lot 43, on plat of property of B. E. Geer, made by W. M. Rast, May 1928, recorded in Plat Book G at Page 237, and being described as follows:

BEGINNING at a stake at the northwest corner of Beacon Street and Rogers Avenue, and running thence with the western side of Beacon Street and Rogers Avenue, and running thence with the western side of Beacon Street, N. 5-50 W. 100.4 feet to a stake; thence N. 83-55 W. 73 feet to a stake, corner of Lot 42; thence with line of said lot, S. 5-50 E. 100.4 feet to a stake on Rogers Avenue; thence with the northern side of Rogers Avenue, S. 83-55 E. 73 feet to the beginning corner. This description excludes six feet on the eastern side of said lot used in widening Beacon Street.

Derivation: Greenville County Probate Court Apartment 1393, File 29; Deed Book 237, Page 330.

5.2.20



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.

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