

FILED
CO. S. C.
SEP 17 11 25 AM '82
DONNIE TANKERSLEY
R.M.C.

TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, I, Mamie E. Beck

(hereinafter referred to as Mortgagor) is well and truly indebted unto Kenneth O. Green and Gloria P. Green Royal

(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 Eight Thousand and NO/100- - - - - Dollars (\$8,000.00) due and payable in equal monthly installment of One Hundred Twenty-Five Dollars and Sixty-Seven (\$125.67) Cents each, commencing on the 1st day of January, 1983, and continuing on the 1st day of each and every month thereafter, until paid in full,

with interest thereon from date at the rate of 11 1/4 per centum per annum, to be paid: monthly

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, and being more particularly described as Lot No. 63, Section 6, as shown on plat entitled subdivision for Dunean Mills, Greenville, S. C., made by Pickell and Pickell Engineers, Greenville, S. C., on June 7, 1948, revised June 15, 1948, and August 7, 1948, and recorded in the R.M.C. Office for Greenville County, in Plat Book "S", at Page 173-177 inclusive. According to said plat the within described lot is also known as No. 8 Badger Street, and fronts thereon 52 feet.

This is the same property conveyed to Kenneth O. Green and Gloria P. Green by Larry B. Carper, and subsequently conveyed to Mamie E. Beck by Denneth O. Green and Gloria P. Green by deed recorded in the R.M.C. Office for Greenville County in Deed Book 1174, at Page 35, on 17th September, 1982

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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.

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