

STATE OF SOUTH CAROLINA }
COUNTY OF GREENVILLE }

MORTGAGE OF REAL ESTATE
TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, Dan M. Beattie and Effie Lloyd Allen Beattie

hereinafter referred to as Mortgagor) is well and truly indebted unto Southern Bank and Trust Company,
Successor Trustee of Effie Lloyd Allen Trust Dated 6/1/71 and Substituted 3/11/75
and Terminates 6/1/81

hereinafter referred to as Mortgagee) as evidenced by the Mortgagor's promissory note of even date herewith, the terms of which are in-
corporated herein by reference in the sum of Sixty-six thousand eight hundred seventy-five and
00/100

----- Dollars (\$66,875.00) due and payable

Interest payable quarterly and principal due April 17, 1982.

with interest thereon from April 17, 1975 at the rate of 8 (eight) per centum per annum, to be paid quarterly
as stated above.

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
to pay and discharge the same, and 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 signing 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:

"All those certain pieces, parcels or lots of land with the buildings
and improvements thereon, situate, lying and being on the Southwest
side of Country Club Drive, being shown as Lots 9, 10 and 11 on plat
of property of Roger C. Peace, et al, made by Dalton and Neves,
Engineers, February 1938, recorded in the R.M.C. Office for Greenville
County, South Carolina in Plat Book H at Page 60 and having, according
to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin at the Southwest corner of the intersection
of Country Club Drive and a 24-foot drive (now known as Ridge Drive) and
running thence along the Southwest side of Country Club Drive, N. 77-31 W.,
71 feet to an iron pin; thence continuing along Country Club Drive
N. 73-39 W., 150 feet to an iron pin; thence along the line of Lot 8,
S. 16-55 W., 222 feet to an iron pin on the North side of Ridge Drive the
following courses and distances: S. 70-56 E., 80 feet; S. 71-33 E., 75 feet;
N. 89-56 E., 50 feet; N. 53-06 E., 50 feet; N. 29-37 E., 65 feet; N. 11-51 E.,
70.2 feet; thence N. 06-17 W., 50 feet to the beginning corner.

This is the same property conveyed to us by deed of Rosa F. Douglas
dated September 26, 1938, and recorded in the R.M.C. Office for
Greenville County, South Carolina, in Deed Book 607 at Page 131.

with all and singular rights, members, hereditaments, and appurtenances to the same belonging in any way incident or apper-
taining to the same, and all and singular claims, demands, and suits which may be made or brought against the same, and including all heating, plumbing, and lighting
fixtures, and all and singular claims, demands, and suits which may be made or brought against the same, it being the intention of the parties hereto that all fixtures
and improvements on the land hereinafter described shall 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 warrants that it is lawfully seized of the premises hereinafore described in fee simple absolute, that it has good right
and title to the same, and that the premises are free and clear of all liens and encumbrances except those mentioned herein, and that the Mortgagor covenants to warrant and forever defend all and singular the said premises unto the Mortgagee
its heirs, successors and assigns, and all persons whomsoever lawfully claiming the same or any part thereof.

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