

P.O. Box 188, Belton, S. C. 29627

STATE OF SOUTH CAROLINA GREENVILLE CO. S. C.
COUNTY OF GREENVILLE

FILED
OCT 13 3 41 PM '77
DONNIE S. TANKERSLEY
R.M.C.

MORTGAGE OF REAL ESTATE

BOOK 1412 PAGE 811

TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, DAVID BEAL

(hereinafter referred to as Mortgagor) is well and truly indebted unto

JAMES RAY SMITH

(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 TWENTY NINE THOUSAND EIGHT HUNDRED AND NO/100THS----- Dollars (\$29,800.00) due and payable

in accordance with the terms of the note of even date

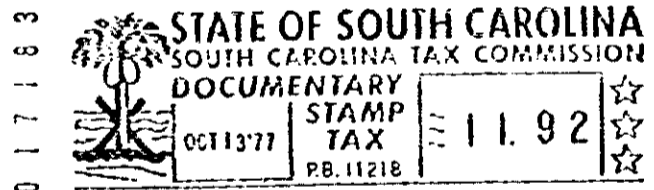
with interest thereon from date at the rate of N/A per centum per annum, to be paid:

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, in Dunklin Township, about two miles South of the City of Greenville, S. C., near and on the right of the highway leading from Pelzer to Honea Path, S. C., adjoining lands now or formerly owned by Cordozia Chapman, Anna Chapman, Andy Owens, and Eugene King, containing one (1) acre, more or less, being the homeplace of Tina Johnson and occupied by her as a home for a period of 60 years and being a part of a tract of land owned by Tandy Chapman, her father, both now deceased, and being the same parcel or lot of land conveyed to Malissa Johnson Evans and Julius Johnson by Cernelius Johnson, Milton Johnson, Carlisle Johnson, Titus Johnson, Timothy Johnson and E. D. Johnson.

This is the same property conveyed to the Mortgagor herein by deed of J. Allen Hipp dated June 23, 1967 and recorded in the R.M.C. Office for Greenville County in Deed Book 822 at Page 324.



Together with all and singular rights, members, hereditaments, 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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