

FILED
GREENVILLE S.C.

307-1639-502

JUN 7 10 29 AM '93

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

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ALEY

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

WHEREAS, BEECHWOOD PROPERTIES, A Partnership

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

(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 Eight Thousand and No/100-----

Dollars (\$ 28,000.00) due and payable

in accordance with terms of note of even date herewith

with interest thereon from _____ date _____ at the rate of twelve (12%) per centum per annum, to be paid at maturity

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, City of Greenville, on the west side of McDaniel Avenue, shown and identified as Lot No. 2 on plat entitled "Property of Helen B. McDaniel", prepared by Dalton & Neves, Engineers, dated April, 1948, which plat is of record in the R.M.C. Office, Greenville County, S.C., and having according to said plat the following metes and bounds:

BEGINNING at an iron pin on the west side of McDaniel Avenue at a point 92.5 feet N. 4-12 E., from the intersection of said avenue with the north side of Carroll Lane, and which point is the joint front corner of lots 1 and 2; thence with the joint line of said lots N. 89-35 W., 179.6 feet to an iron pin; thence N. 1-09 E., 190.4 feet to an iron pin; thence S. 88-47 E., 184.2 feet to an iron pin on the west side of McDaniel Avenue; thence with the line of said avenue S. 4-12 W., 92.5 feet to the point of beginning.

This is the same property conveyed to mortgagor by deed of mortgagee recorded simultaneously herewith.

THIS IS A PURCHASE MONEY MORTGAGE.

STATE OF SOUTH CAROLINA
SOUTH CAROLINA TAX COMMISSION
DOCUMENTARY
JUN-1993
STAMP
TAX
RE-112-3
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Together with all and singular rights, members, hereditaments, and appurtenances to the same belonging 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 now or hereafter attached, connected, or fitted thereto in any manner; it being the intention of the parties hereto that all 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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