

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE }

MORTGAGE OF REAL ESTATE

TO ALL WHOM THESE PRESENTS MAY CONCERN

BOOK 936 PAGE 293



WHEREAS, I, Catharine E. Sheils,

(hereinafter referred to as Mortgagor) is well and truly indebted unto Carlisle Military School, Bamberg, S. C.

(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 Two Thousand and no/100 - - - - - Dollars (\$ 2,000.00) due and payable

Fifty and no/100 (\$50.00) Dollars per month, the first payment to be due and payable October 10, 1963, and Fifty (\$50.00) Dollars each and every month thereafter until paid in full, with privilege of anticipating any or all of said indebtedness at any time

with interest thereon from date at the rate of X per centum per annum, to be paid: XX

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 Greenville Township, known and designated as Lot No. 58 of the subdivision known as Augusta Circle, as shown by plat of record in the R.M.C. Office for Greenville County, S. C., in Plat Book F, Page 23, and, according to said plat, having the following metes and bounds, to-wit:

BEGINNING at an iron pin on the south side of Tomassee Avenue, joint corner of Lots Nos. 58 and 59, and running thence with joint line of said lots, S. 71-35 E., 166.36 feet to iron pin, joint corner of Lots Nos. 53 and 55, 58 and 59; thence with the joint line of Lots Nos. 55 and 58, N. 21-35 E., 50 feet to iron pin, joint corner of Lots Nos. 56 and 58; thence with line common to Lots 56, 57 and 58, N. 71-35 W., 166.36 feet to iron pin on Tomassee Avenue; thence with Tomassee Avenue, S. 21-35 W., 50 feet to point of beginning.

And being the same property conveyed to Harold J. Sheils by Surety Life Insurance Company (formerly the Liberty Life Insurance Company) by deed dated February 21, 1942, recorded in Deed Book 242 at Page 357, and being the same property devised to mortgagor herein under the will of her said late husband, Harold J. Sheils, who died March 21, 1960. (See records filed in the Probate Court for Greenville County.)

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.