



MORTGAGE OF REAL ESTATE

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TO WHOM THESE PRESENTS MAY CONCERN:

Warren S. & Myrtle M. Boyer

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

(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 Four thousand, three hundred, twenty and no/100 dollars Dollars (\$ 4320.00) due and payable

Thirty- six payments at One hundred, Twenty and no/100 dollars each.

with interest thereon from date at the rate of 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

lying and being in Austin Township, being known and designated as Lot No. 32 in subdivision known as Eastdale Development plat of said Subdivision being recorded in the Greenville County R.M.C. Office and being more fully described as follows: BEGINNING at an iron pin on the east side of Central Ave. joint corner with lot No. 31, and running thence along said Lot. No. 81-16 E. 218 feet to a point in center of stream; thence along center of stream as the line and by a traverse line as N. 33-01 E. 140.9 feet to a point in stream; thence S. 80-25 W. 313.5 feet to an iron pin on Central Avenue; thence along Central Avenue S. 07-53 E. 100 feet to the beginning corner, and being a portion of the same property conveyed to B. E. Greer by S. H. Brooks by Deed recorded in Deed Book 51 at page 35 in the Greenville County R.M.C. Office, and this conveyance is here made by Florrie E. Greer, in accordance with the terms of the Will of the said B. E. Greer, deceased, Will on File on the Office of the Probate Judge for Greenville County, South Carolina.

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.