

GREENVILLE, S. C. 2:24 PM '71  
MORTGAGE OF REAL ESTATE OFFICE of R. M. C. ATTORNEYS at Law, Greenville, S. C.

BOOK 1196 PAGE 597

STATE OF SOUTH CAROLINA }  
COUNTY OF GREENVILLE } OLLIE FARNSWORTH  
R. M. C.

MORTGAGE OF REAL ESTATE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, -----Fred B. Beiers and Jenifer F. Beiers-----

(hereinafter referred to as Mortgagor) is well and truly indebted unto -----Leila C. Turner-----

(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, Seven Hundred and No/100-----

-----Dollars (\$2,700.00 ) due and payable

at the rate of \$46.04 per month, beginning thirty (30) days from date and a like amount each successive thirty days until paid in full, payments to apply first to interest and balance to principal, mortgagors reserving the right to anticipate the full amount or any part hereof at any time.

with interest thereon from date at the rate of 7% per centum per annum, to be paid monthly

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, being known as Number 23 Hillside Circle, Overbrook and further being shown as Lot No. 8 on Plat of Property of C. F. Putman, plat of which is recorded in the R.M.C. Office for Greenville County in Plat Book H, at Page 170 and according to said plat, having the following metes and bounds, to-wit:

BEGINNING at a point on the north side of Hillside Circle, formerly known as Parkins Street, at the joint front corner of Lots Nos. 7 and 8 and running thence with the line of said lots in a northerly direction 86 feet to a point in line of Lot No. 23 in Plat Book F at Page 100; thence in a southeasterly direction along the line of Lots Nos. 23 and 22 152 feet, more or less, to a point on the north side of Hillside Circle; thence along Hillside Circle in a westerly direction 123 feet to the point of beginning and being identically the same property conveyed to mortgagee by deed recorded in Deed Book 487 at Page 50.

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.