

STATE OF SOUTH CAROLINA  
COUNTY OF Greenville

FILED  
GREENVILLE CO. S. C. MORTGAGE OF REAL ESTATE

BOOK 1215 PAGE 657

DEC 9 4 14 PM '71

TO ALL WHOM THESE PRESENTS MAY CONCERN:

OLLIE FARNSWORTH  
R. M. C.

WHEREAS,

J. Kenneth Lund and Ruth B. Lund

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

Bernhard F. Biemann and Kathryn O. Biemann

(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 and No/100----- Dollars (\$ 29,000.00 ) due and payable

in monthly installments of \$248.66 per month, with the first payment being due January 1, 1972, and like amount on the first of each month thereafter until paid in full. Privilege is reserved to prepay any or all of this note and mortgage at any time prior to the due date.

with interest thereon from date at the rate of 6-1/4 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 and designated as Lot No. 24 on a plat of Merrifield Park, Section II, recorded in Plat Book WWW, Pages 50 and 51 in the RMC Office for Greenville County, and having, according to said plat, the following metes and bounds, to wit:

BEGINNING at an iron pin on the Southern side of Parliament Road at the joint front corner of Lots 24 and 25, running thence with the joint line of said lots, S. 37-56 E. 155 feet to an iron pin; running thence S. 46-16 W. 135 feet to an iron pin; running thence N. 43-44 W., along the joint line of Lots 23 and 24, 165 feet to an iron pin on the Southern side of Parliament Road; running thence down the Southern side of Parliament Road, N. 46-16 E. 60 feet to an iron pin; running thence N. 35-59 E. 60 feet to the point of beginning.

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.