

STATE OF SOUTH CAROLINA  
COUNTY OF GREENVILLE  
MORTGAGE OF REAL ESTATE  
THIS INSTRUMENT DOES PRESENTLY MAY CONCERN:

WHEREAS WE, KENNETH LUND and RUTH B. LUND,

(hereinafter referred to as Mortgages) have well and truly indebted unto BERNHARD F. BIEMANN and KATHRYN O. BIEMANN

(hereinafter referred to as Mortgagee) as evidenced by the Mortgagee'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

at the rate of Two Hundred Forty-eight and 66/100 (\$248.66) Dollars per month, with the first payment commencing on January 1, 1972

with interest thereon from date of the rate of 6 1/8 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, as shown on a plat of Merrifield Park, Section II, of record in the R. M. C. Office for Greenville County in Plat Book WWW, at pages 50 and 51, and having, according to said plat, the following metes and bounds, to-wit:

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

This mortgage is given for the sole purpose of correcting an error in the description of a mortgage previously given bearing the same terms and conditions, said mortgage being recorded in the R. M. C. Office for Greenville County, South Carolina, in R. E. M. Book 1215, at page 657.

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.