GREENVILLE CO. S.C.

7 2 12 PM '72

BOOK 1334 PAGE 475

BOOK 34 PAGE 285

MORTGAGE OF REAL ESTATE—Offices of PYLE & PYLE, Attorneys at Law, Greenville, S. C.

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

MORTGAGE OF REAL ESTATE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, FRED B. BEIERS and HARVEY C. WATSON

(hereinafter referred to as Mortgagor) is well and truly indebted unto WM. GOLDSMITH CO.

(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 Hundred and no/100 ---------- Dollars ($ 2900.00) due and payable

on or before six (6) months from date

with interest thereon from date at the rate of 8% per annum, to be paid Annually.

PYLE & PYLE

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 other purposes

NOW, KNOW ALL MEN, That the Mortgagor, in consideration of the aforesaid debt, and 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 to be erected thereon, situate, lying and being in the State of South Carolina, County of Greenville, being shown and designated as Lot #1, Monaview Subdivision, plat of which is recorded in the R. M. C. Office for Greenville County in Plat Book 4N at Page 52, and according to said plat have the following metes and bounds, to-wit:

12295

BEGINNING at an iron pin on the northerly side of Rainbow Drive at the joint front corner of lots 1 and 2 and running thence with the joint line of said lots, N. 0-15 E., 143.1 feet to an iron pin; thence N. 87-38 W., 65 feet to an iron pin on the easterly side of Monaview Court and running thence with the easterly side of said Court, S. 9-00 W., 115 feet to an iron pin at the intersection of Monaview Court and Rainbow Drive; thence S. 37-58 E., 34.1 feet to an iron pin; thence S. 84-56 E., 60 feet to an iron pin, the point of beginning.

This mortgage is junior in lien only to that certain mortgage given to Carolina Federal Savings and Loan Association in the amount of $17,000.00, dated March 6, 1973, and recorded in the R. M. C. Office for Greenville County in Mortgage Book ____, Page ____.

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.

GREENVILLE CO. S.C.