



State of South Carolina

COUNTY OF Greenville

MORTGAGE OF REAL ESTATE

To All Whom These Presents May Concern:

FRED B. BEIERS

(hereinafter referred to as Mortgagor) (SEND(S) GREETINGS:

Dollars as evidenced by Mortgagor's promissory note of even date herewith which note does not contain a provision for escalation of interest rate—paragraphs 9 and 10 of this mortgage provides for an escalation of interest rate under certain

month hereafter in a lyance, until the principal sum with interest has been paid in full, such payments to be applied first to the payment of interest computed monthly on unpaid principal balances, and then to the payment of principal with the list payment if not sooner paid, to be due and payable 29 years after date, and

WHEREAS said note further provides that if at any time any portion of the principal or interest due thereunder shall be past due and impaid for a period of thirty days, or if there shall be any failure to comply with and abide by any By-Laws or the Charter of the Mortzage, or any stipulations set out in this mortgage, the whole amount due the runder shall at the option of the holder thereof, become numerically due and payable, and said holder shall have the right to institute any proceedings upon said note and any collaterals given to secure same, for the purpose of collecting said principal due, and interest, with costs and expenses for proceedings, and

WHEREAS the Mortgagor may hereafter become included to the Mortgagee for such further sums as may be advanced to the Mortgagor's account for the payment of taxes, instrumed premiums, repairs, or for any other purpose.

NOW KNOW ALL MEN. That the Mortgager, in consideration of said debt and to secure the payment thereof and any further sums which may be advanced by the Mortgager to the Mortgager's account, and also in consideration of the sum of Three Dollars (53,00) to the Mortgager in hand will and truly paid by the Mortgager at and before the scaling of these presents, the receipt whereof is hereby acknowledged, has granted, bargained, sold and release b, and by these presents does grant bargain sell and release unto the Mortgager its successors and assigns, the following described real estate:

All that certain piece, parcel, or let of Lind with all improvements thereon, or hereafter to be constructed thereon, situate, lying and being in the State of South Carolina, County of Greenville, being shown and designated as Lot 169 of Saddle Horse Farms, plat of which is recorded in the R. M. C. Office for Greenville County in Plat Book 4 K, Page 175 of and according to said plat, having the following metes and bounds, to-wit:

BEGINNING at an iron pin on the southwestern side of Steeple Chase Court at the joint front corner of lots 169 and 170 and running thence with the joint line of said lots, S. 88-10-02 W., 223.69 feet to an iron pin, the joint rear corner of Lots 169 and 170; thence S. 08-44-46 W., 144.68 feet to an iron pin, the joint rear corner of lots 168 and 169; thence with the joint line of said lots, N. 82-55-02 E., 182.25 feet to an iron pin on the southwestern side of Steeple Chase Court; running thence with the curve of Steeple Chase Court, N. 86-37-36 W., 56.83 feet to an iron pin on the southwestern side of Steeple Chase Court; thence continuing with the said side of Steeple Chase Court, N. 01-49-58 W., 79.08 feet to an iron pin, the point of beginning.



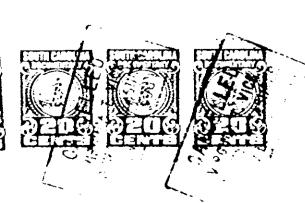












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