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BOOK 559 PAGE 105

MORTGAGE

STATE OF SOUTH CAROLINA, }
COUNTY OF GREENVILLE } ss:

To ALL WHOM THESE PRESENTS MAY CONCERN:

Herbert D. Beier and Lillian E. Beier of
Greenville, South Carolina, hereinafter called the Mortgagor, send(s) greetings:

WHEREAS, the Mortgagor is well and truly indebted unto General Mortgage Co.,

, a corporation organized and existing under the laws of South Carolina, hereinafter called the Mortgagee, as evidenced by a certain promissory note of even date herewith, the terms of which are incorporated herein by reference, in the principal sum of Fifteen Thousand Two Hundred Dollars (\$15,200.00), with interest from date at the rate of four & one-quarter per centum (4 1/4%) per annum until paid, said principal and interest being payable at the office of General Mortgage Co. in Greenville, South Carolina, or at such other place as the holder of the note may designate in writing, in monthly installments of Ninety Four and 24/100- - - - - Dollars (\$ 94.24), commencing on the first day of June, 1953, and on the first day of each month thereafter until the principal and interest are fully paid, except that the final payment of principal and interest, if not sooner paid, shall be due and payable on the first day of May, 1973.

Now, KNOW ALL MEN, That the Mortgagor, in consideration of the aforesaid debt and for better securing the payment thereof to the Mortgagee, and also in consideration of the further sum of Three Dollars (\$3) 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, the following-described real estate situated in the County of Greenville, State of South Carolina:

All that piece, parcel, or lot of land, with the buildings and improvements thereon, in the City of Greenville, County of Greenville, State of South Carolina, on the southwestern side of Heather Way, being known and designated as Lots Nos. 123, 124, 125, and 126 of Marshall Forest, a plat of which is recorded in the R. M. C. Office for Greenville County, South Carolina, in Plat Book H, pages 133 and 134, and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the southwestern side of Heather Way at the joint front corner of Lots Nos. 122 and 123, which iron pin is 150 feet in a southeastern direction from the intersection of Heather Way and Club Drive, and running thence along the joint line of said lots, S 33-58 W 201.7 feet to an iron pin at the joint rear corner of said lots in the line of a ten-foot reservation for pipes and poles; thence along the northeastern side of said ten-foot reservation and along the rear line of Lots Nos. 123, 124, 125, and 126, S 39-22 E 104.28 feet to an iron pin in the joint rear corner of Lots Nos. 126 and 127; thence along the joint line of said lots, N 33-58 E 231.5 feet to an iron pin in the joint front corner of said lots in the line of Heather Way; thence along the southwestern side of Heather Way, N 56-02 W 100 feet to the point of beginning.

Together with all and singular the rights, members, hereditaments, and appurtenances to the same belonging or in any way incident or appertaining, and all of the rents, issues, and profits which may arise or be had therefrom, and including all heating, plumbing, and lighting fixtures and equipment now or hereafter attached to or used in connection with the real estate herein described.

To HAVE AND TO HOLD, all and singular the said premises unto the Mortgagee, its successors and assigns forever.

The Mortgagor covenants that he is lawfully seized of the premises hereinabove described in fee simple absolute, that he has good right and lawful authority to sell, convey, or encumber the same, and that the