

USL—FIRST MORTGAGE ON REAL ESTATE

MORTGAGE

State of South Carolina

COUNTY OF Greenville

JUL 29 5 04 PM 1950

TO ALL WHOM THESE PRESENTS MAY CONCERN: We, James G. Miller and Eudura B. Miller,

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

WHEREAS, the Mortgagor is well and truly indebted unto GREER FEDERAL SAVINGS AND LOAN ASSOCIATION, GREER, S. C., (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

THREE THOUSAND THREE HUNDRED DOLLARS (\$ 3,300.00), with interest thereon from date at the rate of Six (6%)

per centum per annum, said principal and interest to be repaid as therein stated, and

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 purpose;

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, in Chick Springs

Township, lying about one-half mile West from the present City limits of Greer, lying on the South side of the old Buncombe Road, bounded on the North by said road and lands of E.R. Taylor, on the East by lands of the C.L. King Estate and lands of W.E. Frady, on the South by lands of J.C. and Estelle B. Connor, on the West by J.C. and Estelle B. Connor, and being all of the remainder of a tract of land now owned by us conveyed to us by Estelle B. Connor, et al, by deed dated February 15, 1946, recorded in the R.M.C. Office for Greenville County in Deed Book 289, at page 233, containing Two (2) acres, more or less, and on which there is situate a five-room frame dwelling. Said lot of land has the following courses and distances:

Beginning on an iron pin near the old Buncombe Road, corner with the C.L. King Estate property, and runs thence with the King line S. 41.30 W. 571 feet to an iron pin; thence N. 52.45 W. 152.5 feet to an iron pin; thence N. 41.30 E. 571 feet to an iron pin on the south side of the old Buncombe Road; thence S. 52.45 E. 152.5 feet to the beginning corner.

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 any other equipment or 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.