

JOHN M. DILLARD, Attorney at Law, Greenville, S. C.

STATE OF SOUTH CAROLINA

COUNTY OF GREENVILLE

MORTGAGE OF REAL ESTATE

931 78

TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, LOVIC COMPTON MILLER and ELVINA UNDERWOOD MILLER

(hereinafter referred to as Mortgagor), is well and truly indebted unto FRANK E. R. SIENA, as Trustee for Basico under written Agreement dated September 7, 1962.

(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

THIRTY NINE HUNDRED and no/100 ----- Dollars (\$ 3, 900. 00 ) due and payable

in monthly installments in the sum of \$44. 29 each on the 1st day of each month of each year until paid in full, all payments to apply first to interest with balance to principal,

with interest thereon from date at the rate of 6 1/2% 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 tract of land containing 1 acre, more or less, with buildings and improvements now or hereafter situate and erected thereon, lying in Paris Mountain Township, Greenville County, South Carolina on the western side of the Finley Bridge Road, being a part of the P. D. Roper Estate, and being more fully described by metes and bounds, as follows:

BEGINNING at an iron pin in the center of the Finley Bridge Road, and running thence along the southernmost boundary line of tract No. 4 of the P. D. Roper Estate S. 53-00 W., 225 feet to a point; thence running a new line through the property of the Mortgagors herein N. 27-00 W. approximately 200 feet to a new point on the northernmost boundary line of said Mortgagors; thence along the northernmost boundary line of the said Mortgagors N. 61-00 E. approximately 225 feet to an iron pin in the center of Finley Bridge Road; thence with the center of Finley Bridge Road, S. 27-00 E., 186 feet to an iron pin, the beginning corner, being a part of that certain 7.56 acres conveyed to the Mortgagors herein by deed of John H. McDaniel, Jr. dated March 17, 1962 and recorded in the R. M. C. Office for Greenville County, South Carolina in Deed Book 694, Page 395.

REC'D GREENVILLE CO. S.C. AUG 7 9 31 AM 1963

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.

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.