

FILED
APR 3 - 1969
MRS. JAMES F. MILLER

1511

MORTGAGE

BOOK 1121 PAGE 519

James F. Miller + Dillie Miller
HEREAS (hereinafter also styled the mortgagor) in and by my (our) certain Note bearing even date herewith, stand firmly held and bound unto

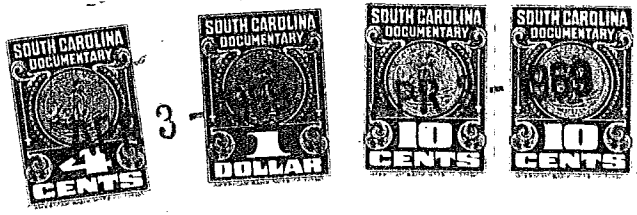
Mid-State mfg Co. (hereinafter also styled the mortgagee) in the sum of

\$ 3,045.60, payable in 60 equal installments of \$ 50.76 each, commencing on the

10 day of MAY 19 69, and falling due on the same of each subsequent month, as in and by the said Note and conditions thereof, reference thereto had will more fully appear.

NOW, KNOW ALL MEN, that the mortgagor(s) in consideration of the said debt, and for the better securing the payment thereof, according to the conditions of the said Note, which with all its provisions is hereby made a part hereof; and also in consideration of Three Dollars to the said mortgagee in hand well and truly paid, by the said mortgagee, at and before the sealing and delivery of these Presents, the receipt whereof is hereby acknowledged, have granted, bargained, sold and released, and by these Presents do grant, bargain, sell and release unto the said mortgagee, its (his) heirs, successors and assigns forever, the following described real estate:

ALL that certain piece, parcel or lot of land in Greenville Township, Greenville County, South Carolina known and designated as part of Lot No. 11 as shown in plat of subdivision known as Sans Souci Village a plat recorded in the R. N. C. Office for Greenville County in Plat Book A at pages 510 and 511. Reference being made to said plat for a more detailed description.



...with all and singular the rights, members, benefits and appurtenances to the said premises belonging, or in anywise incident or appertaining.

...all and singular the said premises, unto the said mortgagee, its (his) successors, heirs and assigns forever.

...I (we) do hereby bind my (our) self (ours), (our) heirs, executors and administrators, to procure or execute any further necessary assurances of title to the said premises, the title to which is unencumbered, and also to warrant and forever defend all and singular the said premises unto the said mortgagee its (his) heirs, successors and assigns, free and against all persons lawfully claiming, or to claim the same, in any part thereof.

...I (we) do hereby bind between the parties hereto, that the said mortgagor(s) his (their) heirs, executors, or administrators, shall keep the buildings on said premises, insured against loss or damage by fire, for the benefit of the said mortgagee, for an amount not less than the unpaid balance on the said Note in such company as shall be approved by the said mortgagee, and in default thereof, the said mortgagee, its (his) heirs, successors or assigns, may effect such insurance and reimburse themselves under this mortgage for the expense thereof, with interest thereon, from the date of its payment. And it is further agreed that the said mortgagor(s) his (his) heirs, successors or assigns shall be entitled to receive from the insurance company to be paid, a sum equal to the amount of the debt secured by this mortgage.

...I (we) do hereby bind between the said parties, that if the said mortgagor(s) his (their) heirs, executors, administrators, or assigns, shall fail to pay all taxes and assessments upon the said premises when the same shall first become payable, then the said mortgagee, its (his) heirs, successors or assigns, may cause the same to be paid, together with all penalties and costs incurred thereon, and reimburse themselves under this mortgage for the same so paid, with interest thereon, from the date of such payments.

...I (we) do hereby bind between the said parties, that in case of default herein made in the payment of the said Note, when the same shall be due, or any part thereof, the provisions of this mortgage, that then the entire amount of the debt secured, or intended to be secured hereby, shall forthwith become due, at the option of the said mortgagee, its (his) heirs, successors, or assigns, although the period for the payment of the said debt has not then expired.

...I (we) do hereby bind between the said parties, that should any proceedings be instituted for the foreclosure of this mortgage, or any proceedings involving this mortgage, or should the debt hereby secured be placed in the hands of an attorney at law for collection, or should the mortgagor(s) fail to pay the cost and expense incurred by the mortgagee, its (his) heirs, successors, or assigns, including a reasonable amount of legal fees, then the cost of the proceedings for the foreclosure of this mortgage, and all other costs, shall be a part of the debt secured by this mortgage, and shall be collected hereon.

...I (we) do hereby bind between the said parties, that should the said mortgagor(s) his (their) heirs, executors, administrators, or assigns, or any administrator, shall fail to pay the debt secured by this mortgage, and should the said mortgagee, its (his) heirs, successors, or assigns, with the interest thereon, if any shall be due, and should the mortgagor(s) his (their) heirs, successors, or assigns, fail to pay the same, then the said mortgagee, its (his) heirs, successors, or assigns, shall be entitled to the same, and should the mortgagor(s) his (their) heirs, successors, or assigns, fail to pay the same, then the said mortgagee, its (his) heirs, successors, or assigns, shall be entitled to the same, and should the mortgagor(s) his (their) heirs, successors, or assigns, fail to pay the same, then the said mortgagee, its (his) heirs, successors, or assigns, shall be entitled to the same, and should the mortgagor(s) his (their) heirs, successors, or assigns, fail to pay the same, then the said mortgagee, its (his) heirs, successors, or assigns, shall be entitled to the same.

...I (we) do hereby bind between the said parties, that the said mortgagor(s) his (their) heirs, executors, administrators, or assigns, shall be bound to pay the interest on the said debt, and should the mortgagor(s) his (their) heirs, successors, or assigns, fail to pay the same, then the said mortgagee, its (his) heirs, successors, or assigns, shall be entitled to the same, and should the mortgagor(s) his (their) heirs, successors, or assigns, fail to pay the same, then the said mortgagee, its (his) heirs, successors, or assigns, shall be entitled to the same.

10 March 1969
James F. Miller
Dillie Miller
Not. C. Lewis
Will Robertson