

MORTGAGE OF REAL ESTATE—O. H. POAG, Attorney at Law, Greenville, S. C.

GREENVILLE CO. S.
OCT 29 10 51 AM '70
OLLIE FARNSWORTH
R. M. C.STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE MORTGAGE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

H. W. MILLER AND OPHELIA H. MILLER (hereinafter referred to as Mortgagor) SEND(S) GREETING:

WHEREAS, the Mortgagor is well and truly indebted unto MARY T. COX

(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

SIX THOUSAND AND NO/100----- DOLLARS (\$ 6,000.00),

due and payable in consecutive monthly installments of Seventy-Two and 80/100 (\$72.80) Dollars each, applied first to interest and then to principal, first payment due one month after date, and continuing each and every month thereafter until paid in full, with the right to anticipate in part or in full,

with interest thereon from date at the rate of eight/ (8%) 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 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,

ALL that certain piece, parcel or lot of land situated, lying and being in the County of Greenville, State of South Carolina, about two miles Northwest from Greenville County Courthouse, on Franklin Road, known and designated as a portion of Lots Nos. 4 and 5 of Sans Souci Villa, as shown on plat recorded in Plat Book A, at Page 510, and having the following metes and bounds, to-wit:

BEGINNING at a stake on the East side of Franklin Road, at corner of lot now or formerly owned by Mary L. Williams, said point being 306 feet from the intersection of Buncombe and Franklin Roads, as shown on the aforesaid plat, and running thence with the East side of Franklin Road, N. 32-35 E. 62 feet to a stake; thence parallel with Buncombe Road and across Lot No. 5, S. 57-25 E. 200 feet to a stake in line of Lot No. 7; thence along the line of said Lot No. 7, and parallel to Franklin Road, S. 32-35 W. 62 feet to a stake, corner of said lot now or formerly of Williams; thence with said Williams lot, and parallel with Buncombe Road, N. 57-25 W. 200 feet to the beginning corner.

The above described property is conveyed subject to any and all recorded easements, rights-of-way, restrictions and/or protective covenants.

The above described property is the same conveyed to the Mortgagors this date by the deed of Roy S. Batson, Individually and as Administrator, and the remaining heirs of Mary Iola Batson, to be recorded herewith.

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.