

GREENVILLE, S.C.

BOOK 1174 PAGE 579

STATE OF SOUTH CAROLINA  
COUNTY OF GREENVILLE

DEC 7 9 40 AM '70

MORTGAGE OF REAL ESTATE

OLLIE FARNSWORTH  
R.M.C. FOR ALL WHOM THESE PRESENTS MAY CONCERN

WHEREAS, We, HARVEY, & MAGGIE MILES

(hereinafter referred to as Mortgagor) is well and truly indebted unto City View Finance Company, Incorporated, a corporation,

(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 TWO-Hundred Eighty-Eight

Dollars (\$288.00) due and payable

in monthly installments of Thirty-Two (\$32.00) dollars each, commencing January 5, 1972, and on the fifth day of each and every month thereafter for nine (9) consecutive months,

with interest thereon from date at the rate of seven per centum per annum, to be paid: after maturity.

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, according to A plat made by Terry T. Dill dated 10-6-1970 and according to said Plat having the following metes and bounds to wit beginning at an Iron Pin on the West side of Old White Horse Rd. Bounded by lands owned by Elnora O'Neal, S 46-45 E- 375 Feet along the line of Duck Branch to an Iron Pin thence S 51-20 W 125 to an Iron Pin, thence with lands founded by Rozell Cox N 34-40 W 286 Feet to an Iron Pin, thence N 8-50 W 100 feet to the beginning corner. This being the same property conveyed unto Rozell Cox by Clover J Eng by Deed recorded in the RMC Office for Greenville County Deed Book 902, Page 74.

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.