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GREENVILLE, CO. S. C.

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OLLIE FARNSWORTH
R. M. C.

BOOK 1184 PAGE 145

First Mortgage on Real Estate

MORTGAGE

STATE OF SOUTH CAROLINA }
COUNTY OF GREENVILLE }

TO ALL WHOM THESE PRESENTS MAY CONCERN: JAMES D. MILLER &
M. L. GARRETT, JR.

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

WHEREAS, the Mortgagor is well and truly indebted unto CAROLINA FEDERAL SAVINGS AND LOAN ASSOCIATION OF GREENVILLE, Greenville, 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 Forty-seven Thousand and No/100-----
DOLLARS (\$ 47,000.00), with interest thereon as provided in said promissory note, said principal and interest to be paid 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, and

WHEREAS, the unpaid balance of said debt or debts, if not sooner paid, shall be due and payable, July 1, 1986.

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 piece, parcel or lot of land, with all improvements thereon, or hereafter constructed thereon, situate, lying and being on the Northern side of Wade Hampton Boulevard (U. S. Highway No. 29) at the Northwestern corner of the intersection thereof with North View Drive, in the City of Greer, in Greenville County, South Carolina, being shown as Tract No. 10 on a Plat of the Property of Caper House, Inc., made by John A. Simmons, Surveyor, dated February 5, 1971, recorded in the RMC Office for Greenville County, S. C., in Plat Book 4-I, page 81, and having according to said plat the following metes and bounds, to wit:

BEGINNING at an iron pin at the Northwestern corner of the intersection of North View Drive with Wade Hampton Boulevard and running thence along the Western side of the right of way of North View Drive, N. 5-00 E., 150 feet to an iron pin; thence N. 85-00 W., 100 feet to an iron pin; thence along the line of Tract No. 9, S. 5-00 W., 150 feet to an iron pin on the Northern side of Wade Hampton Boulevard (said iron pin being located approximately 265 feet East from the intersection of Wade Hampton Boulevard and North Main Street Extension); thence along the Northern side of the right of way of Wade Hampton Boulevard, S. 85-00 E., 100 feet to an iron pin, the beginning corner.