

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

DEED OF REAL ESTATE

HERBERT KATRYN MILLER

Presents Mary Connor

(hereinafter referred to as Mortgagee) a well and truly indebted party

THE PEOPLES NATIONAL BANK, Simpsonville, S.C.

(hereinafter referred to as Mortgagee) as evidenced by the Mortgagee's promissory note of even date herewith, the terms of which are incorporated herein by reference in the sum of

Five Thousand and no/100

Dollars (\$5,000.00)

due and payable

\$60.60 per month for a period of ten years; payments to be applied first to interest and then to principal.

with interest thereon from date at the rate of eight (8%) per centum per annum to be paid: monthly

WHEREAS, the Mortgagee may hereafter become indebted to the said Mortgagee for such further sums as may be advanced to or for the Mortgagee's account for taxes, insurance premiums, public assessments, repairs, or for any other purposes:

NOW, KNOW ALL MEN, That the Mortgagee, in consideration of the aforesaid debt, and in order to secure the payment thereof, and of any other and further sums for which the Mortgagee 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 Mortgagee 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, being known and designated as a portion of Tract No. 3 and a portion of Tract No. 4 of the Estate of Mary Pack Miller, as shown by plat thereof prepared by C. O. Riddle, dated July, 1966, and revised August 29, 1969, and having according to said plat, the following metes and bounds, to wit:

BEGINNING at an iron pin on the Southwestern side of a county road running northwesterly from Woodruff Road and running thence along property of Fiber Industries, S. 36-27 W., 468.5 feet to a concrete monument; thence S. 11-42 W., 215.85 feet to an iron pin; thence S. 78-57 E., 228 feet to an iron pin; thence N. 53-05 E., 316.5 feet to an iron pin; thence N. 21-24 E., 418.9 feet to an iron pin on the Southwesterly side of a county road; thence with the southwesterly side of said county road, N. 84-10-W., 139.8 feet to an iron pin; thence continuing with said road, N. 77-30 W., 172 feet to the beginning corner.

P.P.P. 33-A

Together with all and singular rights, members, hereditaments, and appurtenances to the same belonging 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 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 Mortgagee 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 Mortgagee further covenants to warrant and forever defend all and singular the said premises unto the Mortgagee forever, from and against the Mortgagee and all persons whomsoever lawfully claiming the same or any part thereof.