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OLLIE FARMSWORTH R.M.C.



State of South Carolina

COUNTY OF GREENVILLE

MORTGAGE OF REAL ESTATE

To All Whom These Presents May Concerns

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| Kurt A. Miller & | Anecia R. Miller | |
| | (hereinafter referre | d to as Mortgagor) (SEND(S) GREETINGS |
| WHEREAS, the Mortgagor GREENVILLE, SOUTH CAROL | is well and truly indebted unto FIRST FEDERAL INA (hereinafter referred to as Mortgagee) in the full | SAVINGS AND LOAN ASSOCIATION Of and just sum of |
| Sixteen Thousand | Six Hundred and No/100 | (\$16,600.00 |
| Dollars, as evidenced by Mortgage | r's promissory note of even date herewith, which note st rate (paragraphs 9 and 10 of this mortgage provide | , |
| conditions), said note to be repair | l with interest as the rate or rates therein specified in | installments of |
| moner acreatter, in advance, until | -One and 82/100 (\$121.82) the principal sum with interest has been paid in full, sumpaid principal balances, and then to the payment of | itch payments to be applied first to the payment |
| paid, to be due and payable3 | | • • |
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WHEREAS, said note further provides that if at any time any portion of the principal or interest due thereunder shall be past due and unpaid for a period of thirty days, or if there shall be any failure to comply with and abide by any By-Laws or the Charter of the Mortgagee, or any stipulations set out in this mortgage, the whole amount due thereunder shall, at the option of the holder thereof, become immediately due and payable, and said holder shall have the right to institute any proceedings upon said note and any collaterals given to secure same, for the purpose of collecting said principal due, and interest, with costs and expenses for proceedings; and

WHEREAS, the Mortgagor may hereafter become indebted to the Mortgagoe for such further sums as may be advanced to the Mortgagor's account for the payment of taxes, insurance premiums, repairs, or for any other purpose;

NOW. KNOW ALL MEN. That the Mortgagor, in consideration of said debt and to secure the payment thereof and any further sums which may be advanced by the Mortgagor's account, and also in consideration of the sum of Three Dollars (\$3.00) to the Mortgagor in hand well and truly paid by the Mortgagee at and before the scaling 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, the following described real estate:

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ALL that piece, parcel or lot of land with the buildings and improvements thereon situate, lying and being on the northerly side of DuPont Drive in the City of Greenville, County of Greenville, State of South Carolina, being shown and designated as Lot 114 on plat of Isaqueena Park, prepared by Pickell & Pickell, Eng., dated June 3, 1947 as recorded in Plat Book "P" at Pages 130 and 131, and having, according to more recent survey by -J. C. Hill, dated January 28, 1950, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the northern side of DuPont Drive at joint front corner of Lots 114 and 115 which point is 420 feet from the intersection of DuPont Drive and Oxford Street; thence with said DuPont Drive N. 51-14 W. 7 feet to an iron pin; thence further with DuPont Drive N. 65-22 W. 63 feet to an iron pin at joint front corner of Lots 113 and 114; thence with the joint line of the said lots N. 21-42 E. 143.6 feet to an iron pin; thence S. 84-25 E. 90 feet to an iron pin; thence S. 49-00 E. 20 feet to an iron pin at joint rear corner of Lots 114 and 115; thence along the joint line of the said lots S. 33-47 W. 170 feet to the point of beginning, and being the same property conveyed to Grace H. Cox by deed of Mellmoth A. Thompson, dated February 16, 1971, recorded in Deed Volume 908 at Page 632, R.M.C. Office for Greenville County, South Carolina, and as being conveyed by deed of Grace H. Cox to the mortgagors to be recorded herewith.