

USL—FIRST MORTGAGE ON REAL ESTATE

JUN 5 11 37 AM '77
OLLIE FARNSWORTH
MORTGAGE

State of South Carolina }
COUNTY OF GREENVILLE }

To All Whom These Presents May Concern: Charles E. Miller, Jr. and

Jo Anne Miller (hereinafter referred to as Mortgagor) SEND(S) GREETING:

WHEREAS, the Mortgagor is well and truly indebted unto GREER FEDERAL SAVINGS AND LOAN ASSOCIATION, GREER, 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 Thirty-Five Thousand, Two Hundred and No/100----- DOLLARS (\$ 35,200.00), with interest thereon from date at the rate of seven and three-fourths per centum per annum, said principal and interest to be repaid 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;

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

being known and designated as Lot 1 as shown on plat of property of Mrs. J. V. Smith, Sr. according to a plat prepared by John A. Simmons, Surveyor, dated August 22, 1963 and recorded in the R. M. C. Office for Greenville County in Plat Book RR at Page 139 and having, according to said plat, the following metes and bounds, to-wit:

"BEGINNING at an iron pin on the northern side of Mount Vernon Road at the corner of J. G. and Alice S. Hayes property and running thence with the line of said property, N. 48-46 W. 228.4 feet to an iron pin at the corner of Lot 2; running thence with the line of Lot 2, S. 41-22 W. 44.6 feet to an iron pin and S. 13-42 E. 150 feet to an iron pin on the northern side of Peachtree Drive and running thence with the northern side of Peachtree Drive, N. 76-18 E. 6.7 feet to an iron pin; thence continuing with the curvature of said Peachtree Drive, the chords of which are N. 85-51 E. 35.9 feet and S. 68-32 E. 36.5 feet to an iron pin on Mount Vernon Road; running thence with the northern side of Mount Vernon Road, N. 66-03 E. 97.8 feet to the point of beginning; being the same conveyed to us by Lillian Farley Smith through her attorney-in-fact, Jefferson Verne Smith by deed dated December 2, 1971 and recorded in the R. M. C. Office for Greenville County in Deed Vol. 931 at Page 647.

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.