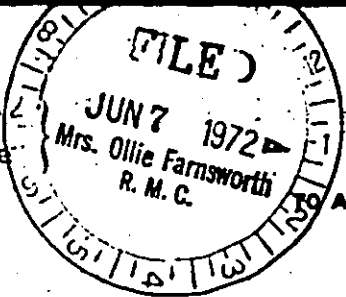


STATE OF SOUTH CAROLINA
COUNTY OF Greenville



BOOK 1236 PAGE 383

MORTGAGE OF REAL ESTATE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, we Charles M. Miller and Ollie Mae S. Miller

(hereinafter referred to as Mortgagor) is well and truly indebted unto Pickensville Finance Company

(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 Fourteen Hundred, Sixty-four and 00/100-----
Dollars (\$ 1464.00) due and payable

in 24 successive monthly payments of (\$61.00) Sixty-one and 00/100's beginning July 10, 1972 and due each and every 10th. thereafter untill the entire amount is paid in full.

with interest thereon from date at the rate of eight per centum per annum, to be paid: semi-annually

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: Forever:

All that certain piece, parcel or lot of land situate in the City of Greenville, County of Greenville, and State of South Carolina, and designated under the City's present numbering system as 214 Green Avenue, and having the following metes and bounds, to-wit:

BEGINNING at an iron pin at the corner of Green Avenue and Arlington Avenue, and running thence along Arlington Avenue N. 71 W. 103 feet to an iron pin; thence N. 28 E. 95 feet, more or less, to corner of lot now or formerly belonging to C. O. Allen; thence along the line of the last mentioned property S. 64- $\frac{1}{4}$ E. 99 feet to an iron pin on Green Avenue; thence along Green Avenue S. 71- $\frac{3}{4}$ W. 72 feet and 9 inches to the beginning corner,

and being the same property conveyed to grantor R. E. Taylor by deed from E. Inman Masters, dated August 19, 1949, and recorded in the R. M. C. Office for Greenville County aforesaid in Deed Book 389 at page 355, and in which property a life estate was granted by the said R. E. Taylor to grantor Gladys K. Taylor by deed dated December 9th, 1958, and recorded in the R. M.C. Office aforesaid in Deed Book 589 at page 125, and the two grantors herein join together in the conveyance for the purpose, and with the intent, to convey to the grantees herein, the entire, total and complete title to said property.

Together with all and singular rights, members, herditaments, 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.