

MORTGAGE OF REAL ESTATE—Prepared by WILKINS & WILKINS, Attorneys at Law, Greenville, S. C.

JAN 9 1 38 PM '74

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

} DONNIE S. TANKERSLEY
R.M.C.

MORTGAGE OF REAL ESTATE
TO ALL WHOM THESE PRESENTS MAY CONCERN:

WILL REAS, We, Ralph C. Miller & Gloria D. Miller

(hereinafter referred to as Mortgagor) is well and truly indebted unto J. H. Morgan

(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

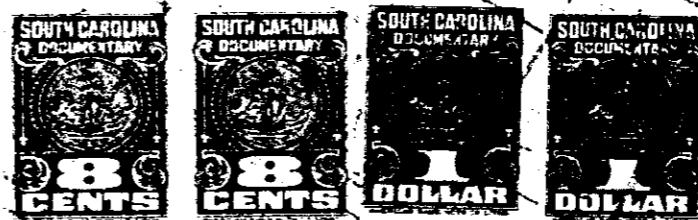
FIFTY FOUR HUNDRED ----- Dollars (\$ 5400.00) due and payable
\$112.10 on December 1, 1973 and a like amount on the first day of each and
every month thereafter until the entire principal sum is paid in full, said
installments to be applied first to payment of interest and balance to
principal
with interest thereon from date at the rate of nine (9%) per centum per annum, to be paid: monthly

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, the Mortgagee's heirs, 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, known and designated as Lot No. 4 on plat of Parkside Acres, made by Campbell & Clarkson, R.L.S. June 1968 recorded in the RMC Office for Greenville County in plat book WWW at page 42, and having according to said plat the following metes and bounds, courses and distances, to-wit:

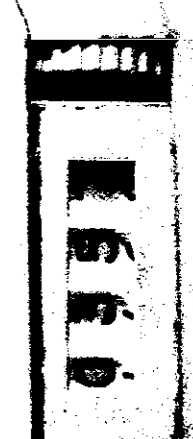
Beginning at an iron pin on the northwest side of Buckhorn Drive, the joint front corner of Lots Nos. 4 & 5; thence with the joint line of said lots N. 56-55 W. 155 feet to an iron pin corner of Lot No. 3; thence with the line of said lot S. 76-28 W. 79 feet to an iron pin; thence S. 10-34 E. 287 ft. to an iron pin on the northwestern side of the turn-around of Buckhorn Drive; thence with the northwest side of said turn-around N. 10-34 W. 16.2 ft. to an iron pin; thence N. 11-16 E. 37.2 ft. to a point; thence continuing N. 63-05 E. 50 ft. to a point; thence continuing N. 33-05 E. 187.3 feet to the beginning corner.



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 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 is 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.



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