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FILED
GREENVILLE CO. S. C.

BOOK 1379 PAGE 936

STATE OF SOUTH CAROLINA }
COUNTY OF Greenville }

JUL 7 5 03 PM '76
DONNIE S. TAYLOR
R.M.C. SEE
MORTGAGE OF REAL ESTATE
TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, We, C. David Eller and Susan K. Eller

(hereinafter referred to as Mortgagor) is well and truly indebted unto The Northwestern Bank

(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

- - - - - Forty-two thousand - - - - - Dollars (\$ 42,000.00) due and payable
in 168 equal, consecutive monthly installments of \$416.36, the first payment to commence
November 7, 1976, and continuing thereafter on the 7th day of each and every month until
paid in full; payments to apply first to interest, balance to principal

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

Borrowers reserve the right to anticipate in full or in part at any time without penalty.

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:

"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, on the northern side of Merrifield Drive, being shown and designated as Lot 13 on a Plat of MERRIFIELD PARK, recorded in the RMC OFFICE for Greenville County in Plat Book 000, at Page 177, and having, according to said Plat, the following metes and bounds:

BEGINNING at an iron pin on the northern side of Merrifield Drive at the corner of Lot 14 and running thence with said Drive, N 71-00 W, 110 feet to an iron pin at the corner of Lot 12; thence with the line of said Lot, N 19-00 E, 196.1 feet to an iron pin; thence S 75-58 E, 110.4 feet to an iron pin at the corner of Lot 14; thence with the line of said Lot, S 19-00 W, 205.7 feet to the point of beginning.

This is the same property conveyed to the Mortgagors herein by deed of United Merchants and Manufacturers, Inc., dated September 29, 1976, to be recorded simultaneously herewith.



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 it is lawfully seized of the premises hereinafove 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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