

FILED
GREENVILLE CO. S. C.

DEC 8 3 54 PM '76

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DONNIE S. TANKERSLEY

Mortgagee's Address: 500 E. Washington Street, Greenville, S.C.

First Mortgage on Real Estate

MORTGAGE

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

---GROVER CLEVELAND MILLER AND FRANCES L. MILLER-----

(hereinafter referred to as Mortgagor) SEND(S) GREETING:

WHEREAS, the Mortgagor is well and truly indebted unto CAROLINA FEDERAL SAVINGS AND LOAN ASSOCIATION OF GREENVILLE, Greenville, 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 ---Thirteen Thousand and No/100-----

DOLLARS (\$13,000.00-----), with interest thereon as provided in said promissory note, said principal and interest to be paid 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, and

WHEREAS, the unpaid balance of said debt or debts, if not sooner paid, shall be due and payable,

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 piece, parcel or lot of land, with all improvements thereon, or hereafter constructed thereon, situate, lying and being in the County of Greenville, Town of Simpsonville, State of South Carolina, being known and designated as Lot No. 286, Poinsettia Subdivision, Section V, as shown on plat prepared by Piedmont Engineers and Architects, dated July 19, 1974, recorded in the RMC Office for Greenville County, South Carolina in Plat Book 4R, Page 87, and having, according to said plat the following metes and bounds, to-wit:

BEGINNING at an iron pin on the southern side of Rainwood Drive at the joint front corner of Lots Nos. 285 and 286 and running thence with the line of Lot No. 285 S. 47-31 E. 175.0 feet to an iron pin in the line of Lot No. 294; thence with the line of Lot No. 294 S. 42-29 W. 80.0 feet to an iron pin at the joint rear corner of Lots Nos. 293 and 294; thence with the line of Lot No. 293 S. 20-14 W. 20.0 feet to an iron pin in the line of Lot No. 293 at the joint rear corner of Lots Nos. 286 and 287; thence with the line of Lot No. 287 N. 57-11 W. 180.61 feet to an iron pin on the southern side of Rainwood Drive at the joint front corner of Lots Nos. 286 and 287; thence with the line of Lot No. 286 the following courses and distances: N. 38-53 E. 24.8 feet to an iron pin; thence N. 42-29 E. 105.0 feet to the point of beginning.

This is the same property conveyed to the mortgagors herein by Poinsett Realty Company, dated August 19, 1976, recorded in the RMC Office for Greenville County in Deed Book 1141, at Page 576, on August, 1976.