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JOHN I. MAULDIN, ATTORNEY

CONNIE S. TANKERSLEY
R.M.C.

MORTGAGE

BY C.S. 350 AB

THIS MORTGAGE is made this 25th day of February 19. 77, between the Mortgagor, EYLESS E. MILLER, JR., AND GWENDOLYN F. MILLER (herein "Borrower"), and the Mortgagee, South Carolina Federal Savings & Loan Association, a corporation organized and existing under the laws of United States of America, whose address is 1500 Hampton Street Columbia, South Carolina (herein "Lender").

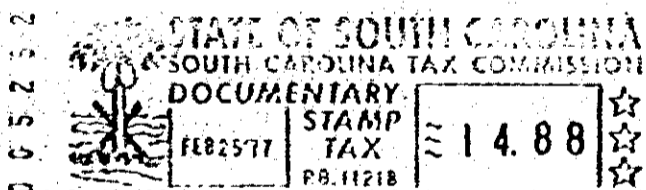
WHEREAS, Borrower is indebted to Lender in the principal sum of Thirty Seven Thousand Two Hundred and No/100 Dollars, which indebtedness is evidenced by Borrower's note dated February 25, 1977 (herein "Note"), providing for monthly installments of principal and interest, with the balance of the indebtedness, if not sooner paid, due and payable on January 1, 2007;

To SECURE to Lender (a) the repayment of the indebtedness evidenced by the Note, with interest thereon, the payment of all other sums, with interest thereon, advanced in accordance herewith to protect the security of this Mortgage, and the performance of the covenants and agreements of Borrower herein contained, and (b) the repayment of any future advances, with interest thereon, made to Borrower by Lender pursuant to paragraph 21 hereof (herein "Future Advances"), Borrower does hereby mortgage, grant and convey to Lender and Lender's successors and assigns the following described property located in the County of Greenville State of South Carolina:

ALL that certain piece, parcel or lot of land in Butler Township, Greenville County, South Carolina, near the City of Greenville, and being known and designated as Lot Number 105 of a subdivision known as McSwain Gardens, a plat of which is of record in the RMC Office for Greenville County, in Plat Book GG at Page 75, and having the following metes and bounds, to-wit:

BEGINNING at a point on the Southwestern side of Richbourg Road at the joint corner of Lots 105 and 106 and running thence with the Southwestern side of Richbourg Road S. 16-30 E. 102.1 feet to a point; thence following the curvature of the Northwestern intersection of Richbourg Road with Mimosa Drive (the chord of which is S. 23-58 W.) 38.1 feet to a point; thence with the Northwestern side of Mimosa Drive S. 64-19 W. 71.9 feet to a point; thence continuing with the Northwestern side of Mimosa Drive S. 63-02 W. 51.8 feet to a point at the joint corner of Lots 104 and 105; thence N. 22-23 W. 152.5 feet to a point at the joint rear corner of Lots 105 and 106; thence N. 73-30 E. 162.1 feet to a point on the Southwestern side of Richbourg Road at the point of beginning, see Plat Book 5A, page 8, for corrected plat.

THIS being the same property conveyed to the Mortgagors herein by deed of Don and Ona Reid, recorded on February 25, 1977, in Deed Book 1051, at page 621.



which has the address of 205 Mimosa Drive, Greenville, South Carolina (Street) (City) (herein "Property Address"); (State and Zip Code)

To HAVE AND TO HOLD unto Lender and Lender's successors and assigns, forever, together with all the improvements now or hereafter erected on the property, and all easements, rights, appurtenances, rents, royalties, mineral, oil and gas rights and profits, water, water rights, and water stock, and all fixtures now or hereafter attached to the property, all of which, including replacements and additions thereto, shall be deemed to be and remain a part of the property covered by this Mortgage; and all of the foregoing, together with said property (or the leasehold estate if this Mortgage is on a leasehold) are herein referred to as the "Property".

Borrower covenants that Borrower is lawfully seised of the estate hereby conveyed and has the right to mortgage, grant and convey the Property, that the Property is unencumbered, and that Borrower will warrant and defend generally the title to the Property against all claims and demands, subject to any declarations, easements or restrictions listed in a schedule of exceptions to coverage in any title insurance policy insuring Lender's interest in the Property.

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