

State of South Carolina

COUNTY OF GREENVILLE

To All Whom These Presents May Concern:

I, Charles E. Miller, Jr.

hereinafter called

the Mortgagor(s), SEND GREETING:

WHEREAS, the said Mortgagor(s) in and by my certain promissory note in writing, of even date with these Presents, I am well and truly indebted to BANK OF GREER, GREER, S. C., hereinafter called Mortgagee, in the full and just sum of --Fifty Thousand and no/100ths (\$50,000.00)-----DOLLARS, to be paid in monthly installments of \$507.14, commencing on the 10th day of May, 1977 and on the 10th day of each month thereafter until the principal and interest are fully paid, except that the final payment of principal and interest, if not paid sooner, shall be due and payable on the 10th day of April, 1992.

with interest thereon from date at the rate of 9.0 per centum per annum, to be computed and paid monthly, as stated above, until paid in full; all interest not paid when due to bear interest at the same rate as principal; and if any portion of principal or interest be at any time past due and unpaid, the whole amount evidenced by said note to become immediately due, at the option of the holder hereof, who may sue thereon and foreclose this mortgage; and in case said note should be placed in the hands of an attorney for suit or collection the Mortgagor(s) agree(s) to pay all costs and expenses including a reasonable amount as attorneys' fees, this to be added to the mortgage indebtedness, and to be secured under this mortgage as a part of said debt.

NOW KNOW ALL MEN, That the said Mortgagor(s), in consideration of the said debt and sum of money aforesaid, and for the better securing the payment thereof to the said Mortgagee according to the terms of the said note, and also in consideration of the further sum of Three Dollars to the said Mortgagor(s) paid by the said Mortgagee at and before the signing of these Presents, the receipt whereof is hereby acknowledged, have granted, bargained, sold and released, and by these Presents do grant, bargain, sell and release unto the said Mortgagee,

ALL that lot of land in the State of South Carolina, County of Greenville, in Chick Springs Township, lying on the southeasterly side of the right-of-way of Wade Hampton Boulevard and being shown as a lot of "Charles E. Miller, Jr." as shown on a plat of property of Bowick Carpets, Inc. prepared by Tri-State Surveyors, dated April 8, 1977, and recorded in Plat Book 6B at Page 63 and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the southwesterly edge of the right-of-way of the aforesaid Wade Hampton Boulevard at the joint front corner with property of Bowick Carpets, Inc. and running thence with the line of said Bowick Carpets, Inc., S. 22-25 E. 210 feet to an iron pin; thence, S. 67-35 W. 35 feet to an iron pin on the line of property of T. Dan Owens; thence, with the line of said Owens property, N. 64-30 W. 66.5 feet to an iron pin; thence, continuing with the line of other property of the aforesaid T. Dan Owens, N. 20-47 W. 160.9 feet to an iron pin on the southwesterly side of the right-of-way of Wade Hampton Boulevard; thence, along said right-of-way line, N. 67-35 E. 75 feet to the point of beginning.

DERIVATION: This is a portion of the property conveyed to the Mortgagor by deed of M. A. Parnell recorded on September 14, 1970, in Deed Book 898 at Page 210 and by deed of T. Dan Owens recorded on September 27, 1973, in Deed Book 985 at Page 15.

The described property is conveyed subject to an easement for ingress and egress as well as an easement for the use and maintenance of a septic tank and a party-wall agreement all created in favor of Bowick Carpets, Inc. by deed of the Mortgagor dated April 6, 1977, and recorded in Deed Book 1054 at Page 347 and reference is hereby made to such recorded deed for a more specific description of the aforesaid easement and party-wall agreement referred to herein.

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