

State of South Carolina, S. C.

COUNTY OF GREENVILLE

BOOK 1493 PAGE 165

GREENVILLE FILED 3 28 PM '80 DONNIE LANNERSLEY R.M.C.

SEND GREETING:

WHEREAS, we the said Edward W. Miller and Martha A. Miller

in and by our certain promissory note in writing, of even date with these presents are well and truly indebted to James D. Casteel and Margaret L. Casteel in the full and just sum of Fourteen Thousand and No/100 (\$ 14,000.00) DOLLARS, to be paid at in Greenville, S. C., together with interest thereon from date hereof until maturity at the rate of Eleven (11%) per centum per annum, said principal and interest being payable in monthly installments as follows:

Beginning on the 11th day of January 19 80, and on the 1st day of each month of each year thereafter the sum of \$260.00, to be applied on the interest and principal of said note, said payments to continue up to and including the 1st day of November 19 85, and the balance of said principal and interest to be due and payable on the 1st day of December 19 85; the aforesaid monthly payments of \$ 260.00 each are to be applied first to interest at the rate of Eleven (11%) per centum per annum on the principal sum of \$ 260.00 or so much thereof as shall, from time to time, remain unpaid and the balance of each monthly payment shall be applied on account of principal.

All installments of principal and all interest are payable in lawful money of the United States of America; and in the event default is made in the payment of any installment or installments, or any part hereof, as therein provided, the same shall bear simple interest from the date of such default until paid at the rate of seven (7%) per centum per annum.

And if any portion of principal or interest be at any time past due and unpaid, or if default be made in respect to any condition, agreement or covenant contained herein, then the whole amount evidenced by said note to become immediately due, at the option of the holder thereof, who may sue thereon and foreclose this mortgage; and in case said note, after its maturity should be placed in the hands of an attorney for suit or collection, or if before its maturity, it should be deemed by the holder thereof necessary for the protection of its interests to place, and the holder should place, the said note or this mortgage in the hands of an attorney for any legal proceedings, then and in either of said cases the mortgagor promises to pay all costs and expenses including (10%) per cent, of the indebtedness 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 we the said Edward W. Miller and Martha A. Miller, in consideration of the said debt and sum of money aforesaid, and for the better securing the payment thereof to the said James D. Casteel and Margaret L. Casteel according to the terms of the said note, and also in consideration of the further sum of THREE DOLLARS, to Edward W. Miller and Martha A. Miller the said James D. Casteel and Margaret L. Casteel in hand and truly paid by the said James D. Casteel and Margaret L. Casteel at and before the signing of these Presents, the receipt thereof is hereby acknowledged, have granted, bargained, sold and released, and by these Presents do grant, bargain, sell and release unto the said James D. Casteel and Margaret L. Casteel

All that certain piece, parcel or lot of land lying and being on the easterly side of Saluda River as shown on plat of property of "River Ridge" as recorded in the RMC Office for Greenville County at Plat Book 7-0 and being shown thereon as Lot 18 and having, according to said plat, the following metes and bounds, to-wit:

Beginning at a point on the Saluda River being the joint southwesterly corner of Lots 20 and 18 and running thence with the common line of said lots S 85-51 E 1102.5 feet to an iron pin; running thence with said line of Ridge Road N 51-34 E 205.2 feet to an iron pin in the center of said lot; running thence N 64-22 E 112.1 feet to an iron pin; running thence N 75-09 E 112.8 feet to an iron pin in the center of said lot; running thence N 39-35 E 57.9 feet to an iron pin in the center of said lot; turning and running thence N 1-41 E 85.8 feet to an iron pin in the center of said lot; turning and running thence from Ridge Road N 35-30 W 300 feet to an iron pin; turning and running thence with the common line of Lots 18 and 16 N 76-51 W 1011.9 feet to a point on Saluda River; turning and running thence with Saluda River S 63-46 E 173.8 feet to a point on said river; turning and running thence S 42-02 E 126.5 feet to a point on said river; turning and running thence S 9-50 E 161.2 feet to a point on said river; turning and running thence S 39-51 W 330.7 feet to a point on said river; turning and running thence S 77-05 W 225 feet to a point on said river; turning and running thence S 62-49 W 260.4 feet to an iron pin, the point of beginning, and consising according to said plat of 14.1 acres.

This is the identical property conveyed to the Mortgagors herein by deed dated January 14, 1980 and recorded in the RMC Office for Greenville County, South Carolina in Deed Book 1118 at Page 866 on January , 1980.

GREENVILLE COUNTY

RECEIVED

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