

STATE OF SOUTH CAROLINA  
COUNTY OF Greenville

FILED  
GREENVILLE CO. S. C.  
JAN 30 11 01 AM '80  
DONNIE TANKERSLEY  
R.M.C.

407

MORTGAGE OF REAL ESTATE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, Don E. Miller and Lynette C. Miller

(hereinafter referred to as Mortgagor) is well and truly indebted unto J. E. Serrine Company

(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

Five Thousand and NO/100

Dollars (\$ 5,000.00 ) due and payable

in accordance with the terms of note of even date herewith.

with interest thereon from n/a at the rate of per centum per annum, to be paid:

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, shown and designated as lot No. 427 on plat of Del Norte Estates, Section V, recorded in the R.M.C. Office for Greenville County in Plat Book 4R, page 17 and having according to said plat the following metes and bounds to wit:

BEGINNING at an iron pin on the northern side of Bransfield Road at the joint front corner of Lot 428 and 427 and running thence along the common line of said lots, N. 5-52 W. 130 feet to an iron pin at the joint rear corner of said lots; thence along the rear of Lot No. 427 S. 84-02 W., 100 feet to an iron pin at the joint rear corner of Lots 426 and 427; thence along the common line of Lots 426 and 427 S. 5-52 E., 130 feet to an iron pin on the northern side of Bransfield Road; thence running along the northern side of Bransfield Road N. 84-02 E., 100 feet to an iron pin, the point of beginning.

This mortgage is junior to that mortgage of Fidelity Federal Savings and Loan Association in the original amount of \$37,300.00 and recorded in the R.M.C. Office for Greenville County in R.E.M. Book 1356, page 591 on December 23, 1975.

This is the same property conveyed to the mortgagors by deed of Harold Richard Parnell, Jr. and Lynn M. Parnell recorded in the R.M.C. Office for Greenville County on May 21, 1979, in Deed Book 1102, Page 967.

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STATE OF SOUTH CAROLINA  
DOCUMENTARY  
STAMP  
\$ 500.00

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 hereinabove 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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