

State of South Carolina

Mortgage of Real Estate

County of GREENVILLE

GRIN, FILED)

CO. S. C.

THIS MORTGAGE made this 7th JUL 7 day of July 19 80.

by SHELAGH MARGARET NORTH-COOMBES

(hereinafter referred to as "Mortgagor") and given to JULIA MCPHERSON MILLER

(hereinafter referred to as "Mortgagee"), whose address is 232 Camille Avenue, Greenville, SC 29605

WITNESSETH:

THAT WHEREAS, Shelagh Margaret North-Coombes is indebted to Mortgagee in the maximum principal sum of Fifty-Nine Thousand and No/100 Dollars (\$ 59,000.00), which indebtedness is evidenced by the Note of Shelagh Margaret North-Coombes of even date herewith, said principal together with interest thereon being payable as provided for in said Note, the final maturity of which is 30 years after the date hereof, the terms of said Note and any agreement modifying it are incorporated herein by reference.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS that the said Mortgagor, for and in consideration of the aforesaid indebtedness and in order to secure the payment thereof together with any renewals or extensions or modifications thereof upon the same or different terms or at the same or different rate of interest and also to secure in accordance with Section 29-3-50, as amended, Code of Laws of South Carolina (1976): (i) all future advances and readvances that may subsequently be made to Mortgagor by Mortgagee evidenced by the aforesaid Note, or by other promissory notes, and all renewals and extensions thereof; and (ii) all other indebtedness of Mortgagor to Mortgagee, now or hereafter existing, whether direct or indirect, the maximum amount of all indebtedness outstanding at any one time secured hereby not to exceed \$ 59,000.00 plus interest thereon, all charges and expenses of collection incurred by Mortgagee including court costs and reasonable attorneys fees, has granted, bargained, sold, released and by these presents does grant, bargain, sell and release unto the Mortgagee, its successors and assigns, the following described property:

ALL that certain piece, parcel or lot of land; located, lying and being in the City and County of Greenville, State of South Carolina, lying on the Southern side of Elsie Street, being known and designated as Lot No. 35 on plat entitled "Plat No. 1 of Park Hill, Property of Mrs. J. O. Lewis", dated July, 1923, prepared by R. E. Dalton, Engineers, recorded in the Greenville County RMC Office in Plat Book F at Page 135 and 136, and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at a stake on the Southern side of Elsie Street at the joint corner of the within lot and Lot No. 12 and running thence with said street N. 62-50 W., 90 feet to a stake at the joint front corner of the within lot and Lot No. 15; thence running along the joint line of said lots S. 27-10 W., 140 feet to a stake in the line of Lot 36; thence, running along the joint line of said lots S. 62-50 E., 90 feet to a point at the joint corner of the within lot and Lot No. 13 and Lot No. 14; thence, running N. 27-10 E., 140 feet to a point at the joint corner of the within lot and Lot No. 12, on the Southern side of Elsie Street, the point and place of beginning.

This is the same property conveyed to the Mortgagor herein by deed of Julia McPherson Miller (formerly Julia R. McPherson) recorded in the Greenville County RMC Office in Deed Book 1128 at Page 231, on July 7, 1980.

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STATE OF SOUTH CAROLINA DEPARTMENT OF REVENUE DOCUMENTARY STAMP \$ 23.60

TOGETHER with all and singular rights, members, hereditaments and appurtenances belonging or in any way incident or appertaining thereto; all improvements now or hereafter situated thereon; and all fixtures now or hereafter attached thereto (all of the same being deemed part of the Property and included in any reference thereto);

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