

MORTGAGE OF REAL ESTATE -

STATE OF SOUTH CAROLINA }
COUNTY OF Greenville }

MORTGAGE OF REAL ESTATE BOOK 1556 PAGE 684

TO ALL WHOM THESE PRESENTS MAY CONCERN:

FILED
GREENVILLE CO. S. C.

WHEREAS, Donald E. Miller and Lucy Ann C. Miller

(hereinafter referred to as Mortgagor) well and truly indebted unto ^{CONNIE TANKERSLEY} Bruce C. Burnett and Gwen S. Burnett
RT 14 107 BROOK DR.
GREENVILLE S.C. 29607

(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

Twenty seven thousand and no/00 ----- Dollars (\$27,000.00 --) due and payable

In four equal monthly payments of interest only in the amount of \$277.83;
first payment due November 1, 1981; balloon payment due in full on March 1, 1982

with interest thereon from as above at the rate of as above per centum per annum, to be paid: as above

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, City of Mauldin, known as Lot 63 on revised plat entitled "Revision of Lot 63, Section II, of Holly Springs Subdivision," prepared by Piedmont Engineers dated February 13, 1974, which plat is recorded in the RMC Office for Greenville County, SC, in Plat Book 4R at page 54; and by a more recent plat entitled "Property of Donald E. Miller and Lucy Ann C. Miller," prepared by Preland and Associates on October 7, 1981, recorded in the RMC Office for Greenville County in Plat Book 8-W at page 38; and having, according to the more recent plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the southern side of Bridges Road, joint front corner of Lots 64 and 63; and running thence S, 8-03 W, 147.55 feet to an iron pin at the rear of lot; thence running across the rear of lot, N, 79-12 W, 100.0 feet to an iron pin; thence turning and running along the common line of Lots 63 and 62, N, 8-03 E, 147.55 feet to an iron pin on Bridges Road; thence running along said Road, S, 79-12 E, 100.0 feet to an iron pin, being the point of BEGINNING.

This being the identical property conveyed to the mortgagors by deed of Bruce C. Burnett, to be recorded of even date herewith.

This mortgage is junior and second in lien to that certain mortgage given by Donald E. Miller and Lucy Ann C. Miller to American Federal Savings and Loan Association, to be recorded of even date herewith.

STATE OF SOUTH CAROLINA
SOUTH CAROLINA TAX COMMISSION
DOCUMENTARY
OCT 31 1981
STAMP
TAX
\$ 10.80
RB 11215

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 such 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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