

MAIL TO: Ms. Helen C. Owens
107 Westfield Avenue
Greer, S. C. 29651

STATE OF SOUTH CAROLINA }
COUNTY OF GREENVILLE }

FILED
GREENVILLE CO S.C.

MORTGAGE OF REAL ESTATE 1504 PAGE 731

MAY 2 10 57 AM '83 ALL WHOM THESE PRESENTS MAY CONCERN:

DONNIE S. WILKESLEY
R.M.C.

WHEREAS, We, James Larry Miller and Linda Tribble Miller

(hereinafter referred to as Mortgagor) is well and truly indebted unto Helen C. Owens

(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-Two Thousand Five Hundred and no/100

Dollars (\$ 22, 500, 00) due and payable

in monthly installments of One Hundred Dollars (\$100.00) until paid in full beginning May 1, 1983 and continuing thereafter each month.

with interest thereon from NO at the rate of NO per centum per annum, to be paid: n/a

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, being shown on a plat of property of Helen C. Owens, prepared by W. C. Lindsey and Associates, Inc. on April 17, 1982, and according to said plat as Having the following metes and bounds, to-wit:

BEGINNING at the joint front corner of the property being conveyed and the W. A. Meritt property in the center of Pollard Lane and running thence down the center of Pollard Lane N. 29-07 W. 200 feet to a nail and cap that is 1380 feet from River Road, thence N. 64-40 E. 524 feet to an iron pin; thence S. 43-27 E. 264.4 feet to an iron pin, thence along the Meritt boundary, S. 68-56 W. 144.4 feet to an iron pin; thence, S. 69-53 W. 450.9 feet to the beginning corner and containing according to said plat 2.88 acres.

This conveyance is subject to the rights of way of the public as shown on said plat.

ALSO:

ALL that piece, parcel or tract of land, situate, lying and being in the State of South Carolina and the County of Greenville located approximately three miles north of Greer and according to plat prepared for Helen Owens by John A. Simmons, RLS on March 9, 1978 having the following metes and bounds, to-wit:

BEGINNING at a point in the center of River Road and running thence N. 88-52 E. 159.8 feet to a pin, thence N. 26-51 E. 201.9 feet to a pin, thence N. 25-43 E. 298.0 feet to a point, thence S. 53-12 E. 43.0 feet to a point, thence S. 07-30 E. 79.0 feet to a point, thence S. 33-30 E. 33.0 feet to a point, thence, S. 29-15 W. 76.0 feet to a point, thence, S. 19-06 E. 50.6 feet to a point, thence S. 43-27 E. 215.6 feet to a pin, thence S. 64-40 W. 524.0 feet to a pin in the center of Pollard Lane, thence N. 29-07 W. 200 feet to the point of beginning and containing according to said plat 2.88 acres more or less.

This is the same property conveyed to James Larry Miller and Linda Tribble Miller by deed of Helen C. Owens on April 29, 1983 and duly recorded in Deed Book 1187 at page 432 in the R. M. C. Office for Greenville County on May 2, 1983. And in Deed Book 1187 at page 433 in the R.M.C. Office for Greenville County on May 2, 1983

NO TITLE EXAMINATION

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.