

Mortgagee's Address:

STATE OF SOUTH CAROLINA

MORTGAGE OF REAL ESTATE

VOL 1634 PAGE 859

COUNTY OF GREENVILLE, S.C. TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS,

Aurelia M. Miller

(hereinafter referred to as Mortgagor) is well and truly indebted unto Debra P. Miller

(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 Four Thousand and no/100 Dollars, due and payable

as per the terms of that promissory note dated November

with interest thereon from date at the rate of 0 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

ALL that piece, parcel or lot of land situate, lying and being in the City and County of Greenville, State of South Carolina, on the south side of Arthur Avenue and being known and designated as Lot 17, Block O, of plat of Property of O.P. Mills recorded in the RMC Office for Greenville County in Plat Book "F", at Page 299 and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the southern side of Arthur Avenue at the joint front corner of Lots Nos. 16 and 17 and running thence along the joint line of said lots, S. 24-26 E. 180 feet to an iron pin; thence N. 70-39 E. 58 feet to an iron pin; thence along the joint line of Lots Nos. 17 and 18 N. 24-0 W. 192.9 feet to an iron pin; thence along the south side of Arthur Avenue S. 58-0 W. 60 feet to the point of beginning.

This being the same property conveyed to the mortgagor herein by deed of the mortgagee and recorded herewith.

THIS IS A SECOND MORTGAGE.

STATE OF SOUTH CAROLINA
DEPARTMENT OF REVENUE
STAMP
NOV 15 1983
TAX \$ 201.60

ALSO:

ALL that certain piece, parcel or lot of land in Greenville County, S.C., being known and designated as Lot #368 and part of Lot #369 on a Plat entitled "Pleasant Valley", which plat is recorded in the RMC Office for Greenville County, S.C. in Plat Book BB at Page 163 and having such metes and bounds as are shown thereon.

This being the same property conveyed to the mortgagor herein by deed of the mortgagee and recorded herewith.

AT THE OPTION OF THE MORTGAGEE, THIS MORTGAGE SHALL BECOME DUE AND PAYABLE FORTHWITH IF THE MORTGAGOR SHALL CONVEY AWAY SAID MORTGAGED PREMISES, OR IF THE TITLE SHALL BECOME VESTED IN ANY OTHER PERSON IN ANY MANNER WHATSOEVER, OTHER THAN BY DEATH OF THE MORTGAGOR.

Together with all and singular rights, members, hereditaments, and appurtenances to the same belonging in any way incident or appertaining, and of all 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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