

108 Oak Point Rd
Mauldin SC 29662

MORTGAGE OF REAL ESTATE

VOL 1874 PAGE 698

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

MORTGAGE OF REAL ESTATE
TO ALL WHOM THESE PRESENTS MAY CONCERN:

JUL 27 3 17 PM '84

DONALD W. WATSON, CLERK

WHEREAS, DANIEL B. NIELSEN

(hereinafter referred to as Mortgagor) is well and truly indebted unto ROBERT MILLIGAN AND DENICE WHITT

(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 FIVE HUNDRED AND NO/100-----Dollars (\$4,500.00) due and payable in Twenty Four (24) equal monthly installments of \$205.58 beginning August 15, 1984 and monthly thereafter until paid in full. The default provision is subject to the right of a Ninety (90) day grace period of the purchaser.

with interest thereon from DATE at the rate of NINE (9%) per centum per annum, to be paid: MONTHLY

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.

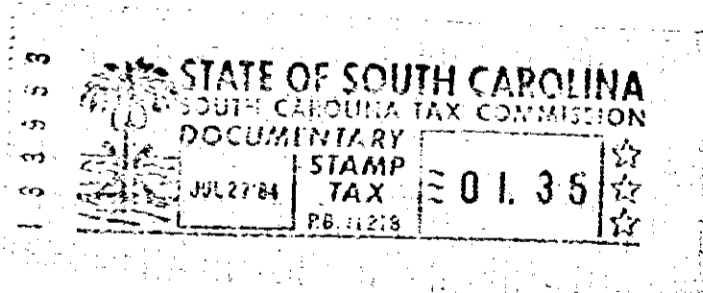
ALL that piece, parcel or tract of land designated as Tract #7 on plat prepared by T.H. Walker, Jr., R.L.S. entitled broken arrow and dated August 8, 1978 which property contains 3.26 acres and may be better described in accordance with said plat as follows:

BEGINNING at an iron pin at the joint front corner of tracts 6 and 7 and running thence along their common boundary N 35-07 W 741.6 feet to an iron pin; thence N 67-08 E 59.8 feet to an old iron pin; thence along a line bordering property owned by Nalley S 58-01 E 579.43 feet to an old iron pin; thence S 19-29 E 202.2 feet to an iron pin on the edge of a fifty foot road; thence along the edge of said road S 54-46 W 229.47 feet to the point of beginning.

The above property is subject to the restrictions as shown on deed recorded March 31, 1980 in Deed Book 1123 at page 48.

This being the same property conveyed to Mortgagor herein be deed of Robert Milligan and Denice Whitt to be recorded of even date herewith.

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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.