

MORTGAGE OF REAL ESTATE - Griffin & Howard, 111 Pettigru Street, Greenville, S. C.

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

FILED
GREENVILLE CO. S. C. MORTGAGE OF REAL ESTATE

REC'D 3 57 PM '73
TO ALL WHOM THESE PRESENTS MAY CONCERN:
DONNIE S. TANKERSLEY
R.M.C.

WHEREAS, Charles E. Miller, Jr.

(hereinafter referred to as Mortgagor) is well and truly indebted unto Elizabeth Parnell and Ginger Pamela Parnell

(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

Sixteen Thousand and no/100 Dollars (\$ 16,000.00) due and payable in eight yearly installments of \$2,000.00 (plus interest), beginning on the 7th day of ~~August~~ ^{October} 1973, or more or less.

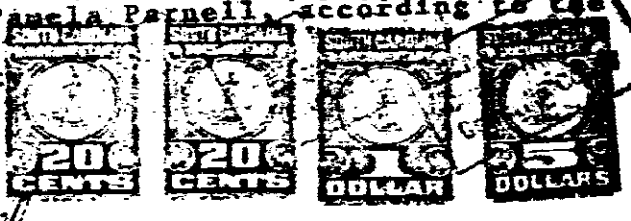
This is a Purchase Money Mortgage. Paid & satisfied in full this the 1st day of October, 1973 by Elizabeth Parnell individually and as Guardian ad Litem for Ginger Pamela Parnell, according to the Probate Records of Greenville County in Apt. 1292 File 22 and the Clerk of Court of Greenville County in Judgment Roll L-7082 9619

RECORDING FEE
PAID \$ 1.00

0014 1973

WITNESSES:
Donald H. Edwards
Charles E. Miller, Jr.

Elizabeth Parnell
ELIZABETH PARNELL
for Ginger Pamela Parnell



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, and that 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 lawfully authorized to sell, convey or encumber the same, and that the premises are free and clear of all liens and encumbrances except by mortgage herein. The Mortgagor further covenants to warrant and forever defend all and singular the said premises unto the Mortgagee against the Mortgagor and all persons whatsoever lawfully claiming the same or any part thereof.

The Mortgagor further covenants and agrees as follows:

- (1) That this mortgage shall secure the Mortgagee for such further sums as may be advanced hereafter, at the option of the Mortgagee, for the payment of taxes, insurance premiums, public assessments, repairs or other purposes pursuant to the covenants herein. This mortgage shall also secure the Mortgagee for any further loans, advances, readvances or credits that may be made hereafter to the Mortgagor by the Mortgagee so long as the total indebtedness thus secured does not exceed the original amount shown on the face hereof. All sums so advanced shall bear interest at the same rate as the mortgage debt and shall be payable on demand of the Mortgagee unless otherwise provided in writing.
- (2) That it will keep the improvements now existing or hereafter erected on the mortgaged property insured as may be required from time to time by the Mortgagee against loss by fire and any other hazards specified by Mortgagee, in an amount not less than the mortgage debt, or in such amounts as may be required by the Mortgagee, and in companies acceptable to it, and that all such policies and renewals thereof shall be held by the Mortgagee, and have attached thereto loss payable clauses in favor of, and in form acceptable to the Mortgagee, and that it will pay all premiums therefor when due; and that it does hereby assign to the Mortgagee the proceeds of any policy insuring the mortgaged premises and does hereby authorize each insurance company concerned to make payment for a loss directly to the Mortgagee, to the extent of the balance owing on the Mortgage debt, whether due or not.

FILED
GREENVILLE CO. S. C.
DONNIE S. TANKERSLEY
R.M.C.