

STATE OF SOUTH CAROLINA
COUNTY OF Greenville

GREENVILLE, S. C.
FEB 9 4 56 PM '77

BOOK 1180 PAGE 305

MORTGAGE OF REAL ESTATE
WHOM THESE PRESENTS MAY CONCERN:
OLLIE FARNSWORTH
R. M. C.

WHEREAS, I, MARSHALL O. MILLER

(hereinafter referred to as Mortgagor) is well and truly indebted unto J. FRED 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 ONE THOUSAND FIVE HUNDRED AND NO/100-----
-----Dollars (\$ 1,500.00) due and payable

On demand but no later than five (5) years from date

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 Greenville, Chick Springs Township, about one mile north from Chick Springs, being a parcel carved out of the north end of Lot No. 6 as shown on Plat of Property of Robert Miller Estate, said plat made by J. Earl Freeman, Surveyor, April 16th, 1940, being bounded on the north by lands formerly of Robert Wynn Estate, on the east, south and west by other portions of Lot No. 6, and having the following courses and distances, to-wit:

Beginning on an old iron pin corner, o.m., joint corner of the Wynn lands, and runs thence with the line of the said Wynn lands, S. 73-11 E. 472.9 feet to an iron pin on the said line and joint corner of lots 1 and 6 as shown on the Miller plat; thence with the common line of lots 1 and 6, S. 23-15 W. 295 feet to an old iron pin corner; thence a new line, N. 68-55 W. 263 feet to an iron pin, new corner; thence another new line, N. 16-22 W. 325 feet to the beginning corner, containing Two and Thirty Six One-Hundredths (2.36) acres, more or less.

Together with all and singular rights, members, herditaments, 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.