

MORTGAGE OF REAL ESTATE

1978-1741

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

FILED
OCT 30 4 01 PM '88
DONNIE TANKERSLEY
R.M.C.

MORTGAGE OF REAL ESTATE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, Charles Miller and Flora Miller

(hereinafter referred to as Mortgagor) is well and truly indebted unto Bank of Greer, South Carolina

(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 Five thousand & 00/100

Dollars (\$5,000.00) due and payable

monthly at the rate of \$116.35 for sixty consecutive months

with interest thereon from this date at the rate of 14% 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, and being Lot No. 7 of the Sara E. Adams property according to survey and plat by Piedmont Engineering Service, and having the following courses and distances, to wit;

BEGINNING at an iron pin on road and running thence S. 85-00E. 252 feet to an iron pin; thence S. 5-00 W. 60 feet to an iron pin; thence N. 85-00 W. 241 feet to an iron pin on road; thence with said road, 5-10 W. 62 feet to the beginning corner.

This is the same property conveyed to grantors by deed of Mack Washington dated August 13, 1970, and recorded September 23, 1970, in Volum 899 at page 126.

This Mortgage is co-existing and concunent with a mortgage and note given by mortgagors herein to the Bank of Greer, South Carolina, said mortgage and note dated August 15, 1978 and recorded in Volume 1441, Page 20, RMC Office of Greenville County, South Carolina.

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE
DOCUMENTARY
STAMP
\$ 02.00
1978 OCT 30

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.

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