

MORTGAGE OF REAL ESTATE—Mann, Ashmore & Brisey, Attorneys at Law, Justice Building, Greenville, S. C.
GREENVILLE CO. S. C. BOOK 1183 PAGE 463
STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE APR 15 2 30 PM '71 MORTGAGE OF REAL ESTATE
OLLIE FARNSWORTH TO ALL WHOM THESE PRESENTS MAY CONCERN:
R. M. C.

WHEREAS, We, Herman B. Miller and Evelyn B. Miller

(hereinafter referred to as Mortgagor) is well and truly indebted unto C. E. Robinson, Jr. as Trustee under B. M. McGee Will

(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 Six Thousand Four Hundred Fifty and No/100-----

----- Dollars (\$6,450.00) due and payable
\$78.26 on the 1st day of each and every month beginning April 1, 1971;
payments to be applied first to interest, balance to principal; balance due 5 years from date;
privilege is granted to prepay after one year;

with interest thereon from date at the rate of eight 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, in Bates Twonship on the South side of White Horse Road Extension (also known as Old White Horse Road) and adjoining lands now or formerly owned by W. S. Willis, T. Y. Batson, Earle Benson, et al and having the following metes and bounds, to wit:

Beginning at a stone on the southeastern corner of said tract and running thence N. 26 E. 14.15 chains to White Horse Road Extension; thence with the Road S. 87 W. 11.25 chains to a bend in the road; thence continuing with said Road S. 79 W. 7.27 chains to a bend; thence S. 27 W. 2.16 chains to an iron pin; thence S. 59 E. 3.67 chains to an iron pin; thence S. 56 E. 11.83 chains to the beginning point, and containing 13 1/5 acres, more or less, however, a tract sold off the western side containing 1.9 acres, more or less, described in Deed Book 712 at Page 24.

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.