GREENVILLE CO. S. C.
SEP 16 10 16 AM '81
DONNIE S. TANKERSLEY
R.M.C.

BOOK 1553 PAGE 127

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

MORTGAGE OF REAL ESTATE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, M. WALLACE SMITH

(hereinafter referred to as Mortgagor) is well and truly indebted unto MARCY R. MILLER, JR., AND BETTY LOU S. 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 Ninety Four Thousand Five Hundred & no/100- Dollars ($94,500.00) due and payable

in accordance with terms of note executed same date hereof

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 on the southern side of Hillendale Circle, near the City of Greenville, being shown as the western portion of Lot 14, as shown on plat of property of J. M. Black, made by Dalton & Neves, in December 1947, recorded in Plat Book S at Page 58, and described as follows:

BEGINNING at a stake on the south side of Hillendale Circle, at the corner of Lot 11, and running thence with the line of said lot, S. 17-15 E., 298.2 feet to a stake in creek; thence with the creek as the line, the traverses of which are N. 78-02 E., 4.2 feet and N. 61-02 E., 192.5 feet to a stake at corner of lot sold to J. E. Bridges; thence with line of Bridges lot N. 6-38 E., 251.4 feet to a stake on Hillendale Circle; thence with the south side of Hillendale Circle, S. 75-42 W., 239.4 feet to the beginning corner.

This being the identical property as conveyed to the Mortgagor by deed of the Mortgagee, Betty Lou S. Miller, to be recorded herewith.

STATE OF SOUTH CAROLINA
SOUTH CAROLINA TAX COMMISSION
DOCUMENTARY STAMP TAX
SEP 15 '81
P.B. 112.8
37.80

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4.00CI

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, 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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