STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

MORTGAGE OF REAL ESTATE
TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, THOMAS BEN MILLER, SR.

chereinafter referred to as Mortgagor) is well and truly in lebted unto SEARS, ROEBUCK AND CO.

ONE THOUSAND SEVENTY-THREE AND 3/100

Dollars (\$ 1,073.03) due and payable

on demand

as provided in said account. with interest thereon them.

Mex Mex 1030 x030 x030 x030 x030 x030 feet possible

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 Mortgagoe at any time for advances made to or for his account by the Mortgagoe, and also in consideration of the further sum of Three Dollars (\$3.60) to the Mortgagor in hand well and truly paid by the Mortgagoe at and hefore 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 Mortgagoe, 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 Greenville Township, and being known and designated as Lot #36 of PROPERTY OF CENTRAL REALTY CORPORATION according to a plat recorded in the RMC Office for Greenville County in Plat Book "S", at Page 110, and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at a point on the Northwestern side of Newberry Street (formerly Sumter Street) at the joint front corner of Lots 35 and 36 and running thence along Newberry Street S. 46-00 W. 60 feet to a point; thence running N. 43-54 W. 172.3 feet to a point; thence running N. 46-00 E. 60 feet to a point; thence running S. 43-54 E. 172.3 feet to the point of beginning.



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 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 Mortgagoe forever, from and against the Mortgagor and all persons whomsoever lawfully claiming the same or any part thereof.

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