

State of South Carolina,

County of Greenville

TO ALL WHOM THESE PRESENTS MAY CONCERN:

SEND GREETINGS:

WHEREAS, I, the said Thomas B. Miller, hereinafter called Mortgagor, in and by my certain Note or obligation bearing even date herewith, stand indebted, firmly held and bound unto THE CITIZENS AND SOUTHERN NATIONAL BANK OF SOUTH CAROLINA, hereinafter called Mortgagee, in the full and just principal sum of Four thousand twenty dollars and 95/100----- Dollars (\$ 4020.95 ), with interest thereon payable in advance from date hereof at the rate of 12.83 % per annum; the principal of said note together with interest being due and payable in ( 36 )

monthly

(Monthly, Quarterly, Semi-annual or Annual)

installments as follows:

Beginning on April 28, 1974 , 1974 , and on the same day of monthly period thereafter, the sum of One hundred thirty-five and 14/100----- Dollars (\$ 135.14 ) and the balance of said principal sum due and payable on the    day of    , 19   .

The aforesaid payments are to be applied first to interest at the rate stipulated above and the balance on account of unpaid principal. Provided, that upon the sale, assignment, transfer or assumption of this mortgage to or by a third party without the written consent of the Bank, the entire unpaid balance of the note secured by this mortgage, with accrued interest, shall become due and payable in full or may, at the Bank's option, be continued on such terms, conditions, and rates of interest as may be acceptable to the Bank.

Said note provides that past due principal and/or interest shall bear interest at the rate of    % per annum, or if left blank, at the maximum legal rate in South Carolina, as reference being had to said note will more fully appear; default in any payment of either principal or interest to render the whole debt due at the option of the mortgagee or holder hereof. Forbearance to exercise this right with respect to any failure or breach of the maker shall not constitute a waiver of the right as to any subsequent failure or breach. Both principal and interest are payable in lawful money of the United States of America, at

the office of the Mortgagee in Greenville , South Carolina, or at such other place as the holder hereof may from time to time designate in writing.

NOW, KNOW ALL MEN, that the said Mortgagor in consideration of the said debt and sum of money aforesaid, and for the better securing the payment thereof to the said Mortgagee according to the terms of the said Note; and also in consideration of the further sum of THREE DOLLARS, to the said Mortgagor in hand well and truly paid by the said Mortgagee at and before the sealing and delivery of these presents, the receipt whereof is hereby acknowledged, have granted, bargained, sold and released, and by these presents DO GRANT, bargain, sell and release unto the said Mortgagee the following described real estate, to-wit:

All that piece, parcel or lot of land in Greenville Township, Greenville County, State of South Carolina, 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. 46-0 W. 60 feet to a point; thence running N. 43-54 W. 172.3 feet to a point; thence running N. 46-0E. 60 feet to a point; thence running S. 43-54 E. 172.3 feet to the point of the beginning.

This is the same property as was conveyed to the grantor herein by deed dated July 2, 1962, recorded in the RMC Office for Greenville County in Deed Book 701, at page 491.

This conveyance is made subject to easements, rights-of-way and restrictions of record.

This mortgage is given in consideration of allowing me to retain possession of my auto given as security on note and security agreement dated March 15, 1974 which is now in a delinquent status.