

STATE OF SOUTH CAROLINA
COUNTY OF Greenville

JAMES D. MCKINNEY, JR.
ATTORNEY-AT-LAW

MORTGAGE OF REAL ESTATE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

BOOK 1011 PAGE 517

OCT 25 3 43 PM 1965

WHEREAS, I, Nathaniel Russell

(hereinafter referred to as Mortgagor) is well and truly indebted unto Maude H. 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 two thousand and seventy-two and 23/100

Dollars (\$ 2,072.23) due and payable

at the rate of \$45.00 (forty-five) dollars per month until paid in full, the first payment to be due November 20, 1965, and the remaining payments to be due on the 20th day of each and every month thereafter until paid in full,

with interest thereon from date at the rate of six per centum per annum, to be ~~paid~~ computed annually and paid monthly as part of the \$45.00 payment.

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 Chick Springs Township, located about four miles west of the City of Greer, and on the west side of a county road, bounded by lands of W. Palmer Dillard, and possibly others, containing 2 acres, more or less, and being shown on a plat of property made for Mr. Dillard, by John A. Simmons, Surveyor, January 16, 1961, and having the following courses and distances:

BEGINNING on a nail in said county road (iron pin on west bank of road at 12 feet) and runs thence S. 63-13 W. 377 feet to an iron pin; thence S. 7-54 W. 182 feet to an iron pin; thence N. 82-23 E. 373.6 feet to a nail in the center of said county road (iron pin on west bank thereof at 15 feet) thence along said road, N. 7-54 E. 132 feet to a nail; thence N. 9-00 W. 171 feet to the beginning.

Subject to right-of-way of Duke Power Company and right-of-way for highway purposes.

This is the same property conveyed to the mortgagor by deed of W. Palmer Dillard, as recorded in the R. M. C. Office for Greenville County in Deed Book 709 at page 330.

Together with all and singular rights, members, herditaments, 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.

Paid and satisfied May 12, 1970.

Maude H. Miller

Witness Sara S. Hodges

Oscar Hodges Jr.

SATISFIED AND CANCELLED OF RECORD

28 DAY OF May 1970

Ollie Farnsworth

R. M. C. FOR GREENVILLE COUNTY, S. C.

AT 11:33 O'CLOCK A. M. NO. 26039