

STATE OF SOUTH CAROLINA  
COUNTY OF GREENVILLE

GREENVILLE CO. S.C.  
SEP 14 1 04 PM 1967  
OLLIE FAHNSWORTH  
R.M.C.

BOOK 1069 PAGE 205

MORTGAGE OF REAL ESTATE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, Charles M. Miller and Ollie Mae Miller, jointly & severally,

(hereinafter referred to as Mortgagor) is well and truly indebted unto

R. E. Taylor and Gladys K. Taylor,

(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

Eleven Thousand and no/100

Dollars (\$11,000.00) due and payable

in equal successive monthly instalments of One Hundred two and 44/100 (\$102.44) Dollars, which sum includes interest, which too is due and payable monthly; first instalment due and payable on the 15th day of October, 1967, and a like instalment on the same day of each succeeding month thereafter until principal and interest are paid in full, with interest thereon from date at the rate of SEVEN 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, and in the City of Greenville, and designated under the City's present numbering system as 214 Green Avenue, and having the following metes and bounds, to wit:

BEGINNING at an iron pin at the corner of Green Avenue and Arlington Avenue, and running thence along Arlington Avenue N. 71 W. 103 feet to an iron pin; thence N. 28 E. 95 feet, more or less, to corner of lot now or formerly owned by C. O. Allen; thence along the line of the last mentioned property S. 64 - 1/4 E. 99 feet to an iron pin on Green Avenue; thence along Green Avenue S. 71 - 3/4 W. 72 feet and 9 inches to the beginning corner,

and being the same property this day conveyed to me by deed from the mortgagees herein of even date herewith, yet to be recorded, and this mortgage is given to secure a portion of the purchase price thereof.

Mortgagors covenant and agree that, until the mortgage debt above mentioned has been paid in full, there shall be no changes, alterations or demolitions made or permitted in or to the above described property, or in or to the improvements thereon, and that the said improvements, which includes the building (s) thereon, shall not be abused, and shall be maintained at all times in their present state or condition, ordinary wear and tear excepted, and that mortgagors will pay all property taxes on said property promptly when the same becomes due and payable, and to keep said property insured against fire and extended coverage insurance in an amount at least equal to the amount of the aforesaid obligation, made payable to the mortgagees as their interest may appear, and to keep the insurance premium (s) on said insurance duly and promptly paid; and further agree to all other covenants and agreements forming a part hereof, same being hereinafter set forth. It is also expressly understood, that any improvement hereafter put upon said property shall become a part thereof, and be subject to the lien of this mortgage.

It is further understood and agreed, that upon default in the payment of any one or more instalments for a period of sixty days or more, mortgagees may give written notice to the mortgagors of their intention to declare the whole obligation immediately due and payable, and if the mortgagors do not pay the instalment or instalments then so in arrear within 10 days after receipt of said notice, the whole obligation shall then be due and payable.

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.