

STATE OF SOUTH CAROLINA

JUL 25 12 08 PM '69

COUNTY OF GREENVILLE

MORTGAGE OF REAL ESTATE

OLLIE FARNSWORTH
R. M. C.

TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, I, Charles E. Miller, Jr.,

(hereinafter referred to as Mortgagor) is well and truly indebted unto M. A. Parnell,

(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 Two Hundred Fifty - - - - -

Dollars (\$ 2,250.00) due and payable

as follows: The sum of One Thousand One Hundred Twenty-Five (\$1,125.00) Dollars due and payable on or before December 1st, 1969, and the sum of One Thousand One Hundred Twenty-Five (\$1,125.00) Dollars due and payable on January 2nd, 1970, with no interest.

with-interest-thereon from date-at the rate-of - - - - - per centum per annum, to be paid:-

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, situate on the southern side of U.S. Highway No. 29, (also known as Wade Hampton Boulevard) and having, according to a plat thereof made by Development Consultants & Surveyors of Greer, South Carolina, dated July 17th, 1969, and recorded in the R.M.C. Office for Greenville County in Plat Book _____, at Page _____, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the southern side of U.S. Highway No. 29 (also known as Wade Hampton Boulevard), at the joint front corners of this property and that previously conveyed by the grantor to Jacob Sammons and running thence with the Jacob Sammons line N. 18-53 E. 145 feet to an iron pin; thence continuing with Jacob Sammons line N. 68-45 E. 100 feet to an iron pin; thence S. 18-53 W. 145 feet to an iron pin on the southern side of U.S. Highway No. 29 (also known as Wade Hampton Boulevard); thence with the southern side of U.S. Highway No. 29 (also known as Wade Hampton Boulevard), S. 68-45 W. 100 feet to an iron pin, the point of beginning.

This is the same property conveyed to Charles E. Miller, Jr., by deed from M.A. Parnell by deed dated July 18th, 1969, and recorded simultaneously herewith.

Together with all and singular rights, members, hereditaments, and appurtenances to the same belonging in any way incident or pertaining, 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.