

RECORDED
CO. S. C.
NOV 26 11 00 PM '79
JAMES H. C. STAMMERSLEY

MORTGAGE

1474 0820

THIS MORTGAGE is made this 26th day of July 1979, between the Mortgagor, Mark W. Miller (herein "Borrower"), and the Mortgagee, Carolina Federal Savings and Loan Association, a corporation organized and existing under the laws of South Carolina, whose address is 500 E. Washington Street, Greenville, S. C. (herein "Lender").

WHEREAS, Borrower is indebted to Lender in the principal sum of Twenty Thousand Two Hundred Fifty and No/100 (\$20,250.00) Dollars, which indebtedness is evidenced by Borrower's note dated July 26, 1979 (herein "Note"), providing for monthly installments of principal and interest, with the balance of the indebtedness, if not sooner paid, due and payable on July 1, 2009

To SECURE to Lender (a) the repayment of the indebtedness evidenced by the Note, with interest thereon, the payment of all other sums, with interest thereon, advanced in accordance herewith to protect the security of this Mortgage, and the performance of the covenants and agreements of Borrower herein contained, and (b) the repayment of any future advances, with interest thereon, made to Borrower by Lender pursuant to paragraph 21 hereof (herein "Future Advances"), Borrower does hereby mortgage, grant and convey to Lender and Lender's successors and assigns the following described property located in the County of GREENVILLE, State of South Carolina:

All that certain piece, parcel or lot of land situate in Greenville County, State of South Carolina, near the City of Greenville, being known and designated as Lot No. 34 Map 1, Sans Souci Heights Subdivision in accordance with a plat thereof recorded in the RMC Office for Greenville County in Plat Book "W" page 155 and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the southeasterly side of Mt. Pleasant Avenue, joint front corner of Lots Nos. 34 and 35 and running thence S 22-14 E 139.7 feet to an iron pin; thence N 59-57 E 87.8 feet to an iron pin; thence N 31-10 W 143 feet to an iron pin on the southeasterly side of Mt. Pleasant Avenue; thence along the southeasterly side of Mt. Pleasant Avenue S 55-1 W 65 feet to an iron pin, the point of beginning.

This is the identical property conveyed to the mortgagor herein by deed of Reva H. Coker to be recorded herewith.

STATE OF SOUTH CAROLINA
DOCUMENTARY STAMP
JUL 28 1979

which has the address of 103 Mt. Pleasant Avenue, Greenville, S. C. (herein "Property Address");

To HAVE AND TO HOLD unto Lender and Lender's successors and assigns, forever, together with all the improvements now or hereafter erected on the property, and all easements, rights, appurtenances, rents, royalties, mineral, oil and gas rights and profits, water, water rights, and water stock, and all fixtures now or hereafter attached to the property, all of which, including replacements and additions thereto, shall be deemed to be and remain a part of the property covered by this Mortgage; and all of the foregoing, together with said property (or the leasehold estate if this Mortgage is on a leasehold) are herein referred to as the "Property".

Borrower covenants that Borrower is lawfully seized of the estate hereby conveyed and has the right to mortgage, grant and convey the Property, that the Property is unencumbered, and that Borrower will warrant and defend generally the title to the Property against all claims and demands, subject to any declarations, easements or restrictions listed in a schedule of exceptions to coverage in any title insurance policy insuring Lender's interest in the Property.

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