

WHEREAS, Randall D. Miller and Molly A. Miller  
(hereinafter referred to as Mortgagor) is well and truly indebted unto Peggy E. Carroll, now Peggy E. Jabbour by marriage,  
116 FEANBROOK CIRCLE, SPARTANBURG, S.C. 29302  
(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 Five Thousand and no/100-----  
-----Dollars (\$5,000.00 ) due and payable  
in three (3) annual installments

with interest thereon from date at the rate of ten (10%) per centum per annum, to be paid:  
as stated in said promissory note.  
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:

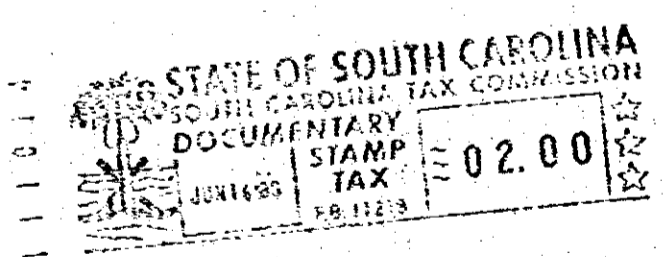
NOW, KNOW ALL MEN, That the Mortgagor, in consideration of the aforesaid debt, and in order to secure the payment thereof, and of any other and further sums for which the Mortgagor may be indebted to the Mortgagee at any time for advances made to or for his account by the Mortgagee, and also in consideration 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, being known and designated as Lot No. 7 on plat of Millcreek Estates, recorded in Plat Book 4-X at pages 87 & 88 in the RMC Office for Greenville County, and having according to said plat the following metes and bounds, to-wit:

Beginning at an iron pin on the northern side of Hackamore Trail, at the joint front corners of Lots 7 and 8 and running thence with said Trail the following courses and distance: S.47-43W., 83.0 feet, S.39-46W., 83.0 feet and S.35-47W., 83.76 feet to an iron pin at the intersection of Hackamore Trail and Mill Creek Road; thence with the curvature of said intersection, S.73-39W., 42.57 feet to an iron pin; thence continuing with Mill Creek Road, N.71-15W., 70.0 feet to an iron pin; thence N.79-51W., 70.0 feet to an iron pin at the joint front corners of Lots 6 & 7; thence turning and running with the common line of said lots, N.5-19E., 432.4 feet to the joint rear corner of said lots; thence, N.81-01E., 75.0 feet to an iron pin at the joint rear corner of Lots 7 & 8; thence with the common line of said lots, S.39-04E., 357.5 feet to the point of beginning.

This being the same property conveyed by the mortgagee herein to the mortgagor herein by deed to be recorded herewith.

THERE IS NO PREPAYMENT PENALTY.



400 3 43701A01

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