

FILED  
GREENVILLE CO. S.C.

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JUN 8 4 22 PM '84

# MORTGAGE

DONNIE C. BANKERSLEY  
R.M.C.

THIS MORTGAGE is made this 8th day of June, 1984, between the Mortgagor, John H. Miller, Jr., and Mary Charlene Allen Miller, (herein "Borrower"), and the Mortgagee, First Federal Savings and Loan Association of South Carolina, a corporation organized and existing under the laws of the United States of America, whose address is 301 College Street, Greenville, South Carolina (herein "Lender").

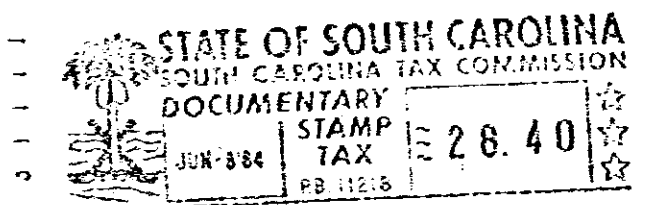
WHEREAS, Borrower is indebted to Lender in the principal sum of Seventy-one Thousand and No/100 (\$71,000.00) Dollars, which indebtedness is evidenced by Borrower's note dated June 8, 1984, (herein "Note"), providing for monthly installments of principal and interest, with the balance of the indebtedness, if not sooner paid, due and payable on July 1, 2014;

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, lying, and being in the County of Greenville, State of South Carolina, being known and designated as Lot 30, Harrogate Hills Subdivision, according to a plat prepared of said subdivision by Dalton Neves, Engineers, which said plat is recorded in the R.M.C. Office for Greenville County, South Carolina, in Plat Book 9-W, at Page 47, and according to a more recent survey prepared of said property by Freeland & Associates, April 12, 1984, and which said plat is recorded in the R.M.C. Office for Greenville County, South Carolina, in Plat Book 10-L, at Page 95, and according to said plat having the following courses and distances, to-wit:

BEGINNING at a point on the edge of Foxbriar Court, joint front corner with Lot 29 and running thence with the common line with said Lot, S. 11-39 E. 170.85 feet to an old iron pin on the edge of Balcombe Road; thence running with the edge of said Road, S. 51-29 W. 125 feet to an old iron pin on the edge of said Road; thence running with the intersection of Balcombe Road and Bethel School Road, N. 89-37 W. 38.91 feet to an old iron pin, joint rear corner with Lot 31; thence running with the common line with said Lot, N. 10-42 E. 258.13 feet to an old iron pin on the edge of Foxbriar Court; thence running with the edge of said Road, S. 80-52 E. 55 feet to a point on the edge of said Road, the point of Beginning.

The within property is the identical property conveyed to the Mortgagors herein by deed of Carolina Builders of S.C., Inc., of even date herewith, which said deed is being recorded simultaneously with the recording of the within instrument.



which has the address of Lot 30, Harrogate Subdivision Simpsonville,  
(Street) (City)  
South Carolina 29681 (herein "Property Address");  
(State and Zip Code)

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 seised 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.