

GREENVILLE CO. S. C.

MAY 29 10 40 AM '70

BOOK 1156 PAGE 405

HORTON, DRAWDY, DILLARD, MARCHBANKS, CHAPMAN & BROWN, P.A., 307 PETTIGRU STREET, GREENVILLE, S. C. 29603

STATE OF SOUTH CAROLINA

COUNTY OF GREENVILLE

OLLIE FARRSWORTH
R. M. C.

MORTGAGE OF REAL ESTATE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, Robert C. Miller and Jewel L. Miller

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

Bomar Enterprises, Inc.

(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

Ten Thousand and 00/100 -----Dollars (\$ 10,000.00) due and payable

at the rate of One Hundred Twenty One and 33/100 (\$121.33) Dollars per month beginning July 1, 1970, until paid in full,

with interest thereon from date at the rate of eight per centum per annum, to be paid: within above payments.

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 in the State of South Carolina, County of Greenville, on the southwestern side of King Street, near the City of Greenville, being shown as Lot No. 7 on Plat of Ethel Y. Perry Estate made by W. J. Riddle in August of 1947 and being recorded in Plat Book S at page 49, and having the following metes and bounds, to-wit:

BEGINNING at a stake on the southwestern side of King Street (now Von Hollen Drive) 125 feet Southeast from Dukeland Drive, at corner of Lot No. 4, and running thence with the southern side of said street S. 36-32 E. 69 feet to a stake at corner of Lot No. 8; thence with the line of said lot, S. 54-49 W. 113 feet to a stake; thence N. 20-06 W. 75 feet to a stake at corner of lot; thence with the line of said lot, N. 57-53 E. 91 feet to beginning corner.

Together with all and singular rights, members, herditaments, 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.

This Mortgage Assigned to: Harold B. Spearman
From Bomar Enterprises, Inc
on 9th of Nov. 1970 instrument recorded
in Vol. 1174 of R. E. Mortgages on Page 359
This 3 of Dec. 1970, # 13047