MORTGAGE

JAN 22 2 25 PM 7/ BOOK 1178 PAGE 612

First Mortgage on Real Estate

STATE OF SOUTH CAROLINA COUNTY OF GREENVILLE

TO ALL WHOM THESE PRESENTS MAY CONCERN: Boyd T. Miller and Janice B. Miller

(hereinafter referred to as Mortgagor) SEND(S) GREETING:

WHEREAS, the Mortgagor may hereafter become indebted to the said Mortgagee for such further sums as may be advanced or readvanced to or for the Mortgagor's account, including advances made by the Mortgagee on other or no security:

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 Mortgagoe 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 scaling 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 piece, parcel or lot of land in the County of Greenville, State of South Carolina, situate, lying and being on the southeastern side of Buckhorn Drive, being shown and designated Lot No. 12 of Parkside Acres subdivision, plat of which is recorded in the R.M.C. Office for Greenville County in Plat Book WWW in Page 42 and having, according to said plat, the following metes and bounds, to-wit:

Beginning at an iron pin on the southeastern side of Buckhorn Drive, joint front corner of Lots 11 and 12, and running thence S.56-55E. 200 feet to an iron pin; thence with the rear line of Lot 12 \$7.33-05W. 150 feet to an iron pin; thence N.56-55W. 200 feet to an iron pin on the southeastern side of Buckhorn Drive; thence with said drive N.33-05E. 150 feet to the point of beginning.

This property is subject to restrictive covenants recorded in the R.M.C. Office for Greenville County in Deed Book 866 at Page 615, and such other easements, rights of way as may be on the property or found in the R.M.C. Office for Greenville County?

This is a portion of that same property conveyed to the above grantor by Deed recorded in the R.M.C. Office for Greenville County Deed Book 839 at Page 489.

Together with all and singular the rights, members, hereditaments, and appurtenances to the same belonging or 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 and any other equipment or 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.

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