

GREENVILLE CO. S. C.
DEC 31 3 57 AM '79
DONNIE S. TANKERSLEY
R.M.C.

MORTGAGE

THIS MORTGAGE is made this 28th day of December 1979, between the Mortgagor, Thomas P. Miller and Eunice M. Miller (herein "Borrower"), and the Mortgagee, POINSETT FEDERAL SAVINGS AND LOAN ASSOCIATION of Travelers Rest, a corporation organized and existing under the laws of the State of South Carolina, whose address is 203 State Park Road, Travelers Rest, S. C. 29690 (herein "Lender").

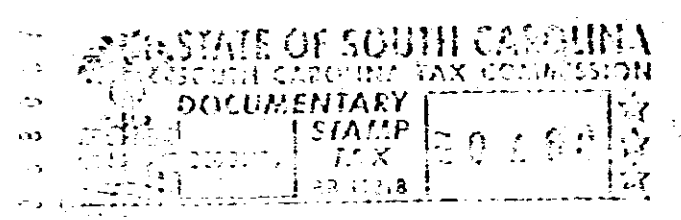
WHEREAS, Borrower is indebted to Lender in the principal sum of NINETEEN THOUSAND ONE HUNDRED NINETY and 99/100 Dollars, which indebtedness is evidenced by Borrower's note dated December 28, 1979 (herein "Note"), providing for monthly installments of principal and interest, with the balance of the indebtedness, if not sooner paid, due and payable on December 1, 1998.

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 tract of land, containing 28.25 acres, more or less, in O'Neal Township, Greenville County, South Carolina, situate, lying and being on the west side of State Highway No. 253 (Old State Road), bounded by lands of Gideon Moon and W. L. Pitman, and having the following metes and bounds:

BEGINNING at an iron pin corner of Gideon Moon land on the west side of Highway and running thence S 88-00 W, 10.0 chains to stake; thence S 9-00 W, 13.60 chains to nail in center of Musch Creek Road; thence along Road, S 61-43 E, 1.97 chains to iron pin; thence S 89-30 E, 2.97 chains to iron axle; thence N 82-10 E, 1.71 chains to point in Road; thence S 57-35 E, 9.90 chains to point in road; thence S 69-10 E, 4.28 chains to iron pin; thence N 81-00 E, 5.73 chains to iron pin on east edge of Highway; thence N 36-30 W, 7.30 chains to point in center of Highway; thence N 30-00 W, 9.34 chains to point in Highway; thence N 25-00 W, 7.43 chains to point of beginning.

This is the same property conveyed to the Mortgagors herein by deed of Ernest W. Brashears, dated December 28, 1979, to be recorded simultaneously herewith.



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which has the address of Route 1, Taylors, S. C. 29687 (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 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.

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