

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

S. C.

1980

SECOND
MORTGAGE OF REAL ESTATE

WESLEY

TO ALL WHOM THESE PRESENTS MAY CONCERN:

BOOK 1507 PAGE 552

WHEREAS, James T. Miller, Jr.

(hereinafter referred to as Mortgagor) is well and truly indebted unto Frances J. Lord
602 Central Ave., Mauldin, South Carolina 29662

(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 Three Thousand Five Hundred and 00/100 Dollars, \$3,500.00, due and payable

on demand

with interest thereon from date at the rate of 0 per centum per annum, to be paid:

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

All that certain piece, parcel or lot of land, with the buildings and improvements thereon, lying and being at the northwesterly corner of Mayfair Drive and Tiffany Drive, near the City of Greenville, S. C., being shown as Lots Nos. 34 and 35, Block D, on the plat of Mayfair Estates as recorded in the RMC Office for Greenville County, S. C. in Plat Book S, pages 72-73, and having according to said plat the following metes and bounds, to-wit:

BEGINNING at an iron pin on the westerly side of Mayfair Drive at the northwesterly corner of the intersection of said Drive with Tiffany Drive, and running thence along the westerly side of Mayfair Drive N 21-56 W. 121 feet to an iron pin; thence continuing with the westerly side of said Drive N 18-10 W 34 feet to an iron pin, corner of Lots Nos. 33 and 34; thence with the line of Lot No. 33 S 68-04 W 102.3 feet to an iron pin, joint rear corner of Lots Nos. 35 and 36; thence with the line of Lots Nos. 35 and 36 S 21-56 E 170 feet to an iron pin on the northerly side of Tiffany Drive; thence along the northerly side of Tiffany Drive N 68-04 E 85 feet to an iron pin at the northwesterly corner of the intersection of Tiffany Drive and Mayfair Drive; thence around said intersection on a curve, the chord of which is N 23-04 E 21.2 feet to the point of beginning.

This being the same property conveyed to the mortgagor herein by deed of W. H. Hamby, dated February 22, 1957, and recorded in the RMC Office for Greenville County on the 22nd day of February, 1957, in Deed Book 571 at Page 451.

This Mortgage is made subject to any and all prior mortgages, liens, encumbrances, easements, and restrictions.

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STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE
RECORDED
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Together with all and singular rights, members, hereditaments, 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.

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