

FILED  
GREENVILLE CO. S. C.

STATE OF SOUTH CAROLINA  
COUNTY OF GREENVILLE

DECEMBER 11 1977  
R.M.C.

MORTGAGE OF REAL ESTATE 1045 843  
BOOK 87 PAGE 1879

WHEREAS, J. Grady Miller, Jr., and Sharon H. Miller

(hereinafter referred to as Mortgagor) is well and truly indebted unto American Federal Bank, F.S.B.

(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

ONE HUNDRED THIRTY THOUSAND AND NO/100 ----- Dollars (\$ 130,000.00 ) due and payable

according to the terms and conditions of that certain Note between M.R.Cycles, Inc. and Mortgagee of same date;

with interest thereon from Date at the rate of 14.49 per centum per annum, to be paid: as stated  
This being the same property acquired by the Mortgagor by Deed of Eugene D. Miller to J. Grady Miller, Jr. and Sharon H. Miller, dated November 29, 1977, and recorded in the R.M.C. Office for Greenville County, South Carolina, on November 29, 1977, in Deed Book 1069 at Page 336.

This property is subject to restrictions recorded in Deed Book 620 at Page 369 and also subject to all other easements, restrictions, and rights of way of record, and on the ground, which affect said property.

This mortgage, covering the above described property, is subject and subordinate to a mortgage dated November 29, 1977, executed by J. Grady Miller, Jr. and Sharon H. Miller in favor of Saluda Valley Federal Savings & Loan Association, Williamstown, South Carolina, given to secure payment of Forty-Seven Thousand Two Hundred and No/100 (\$47,200.00) Dollars and interest recorded in the R.M.C. Office for Greenville County, South Carolina, in Mortgage Book 1417 at Page 142, now a prior lien on said premises.

STATE OF SOUTH CAROLINA  
COUNTY OF GREENVILLE  
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19570  
PAID AND SATISFIED IN FULL  
THIS 11th DAY OF DECEMBER 1977  
AMERICAN FEDERAL SAVINGS & LOAN ASSOCIATION  
BY *William V. [Signature]*  
VICE PRESIDENT  
WITNESS: *James L. [Signature]*  
*Sharon H. [Signature]*  
GREENVILLE CO. S. C.  
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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 all of 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 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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