

MORTGAGE OF REAL ESTATE

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STATE OF SOUTH CAROLINA GREENVILLE CO. S. C. MORTGAGE OF REAL ESTATE
COUNTY OF GREENVILLE

FILED
MAY 9 10 44 AM '79
DANNIE S. TANKERSLEY
R.M.C.

TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS,

JOHN L. SULLIVAN
(hereinafter referred to as Mortgagor) is well and truly indebted unto DILLARD EMPLOYEES CREDIT ASSOCIATION

(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 Four Hundred Eighty-Four and 80/100 ----- Dollars (\$ 3,484.80) due and payable
in 156 consecutive weekly installments of Twenty-Two and 33/100 (\$22.33) Dollars commencing April 20, 1979, until paid in full,

with interest thereon from April 19, 1979, at the rate of 12% per annum ~~to be computed~~ said interest having already been computed and made a part of the within indebtedness.

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:

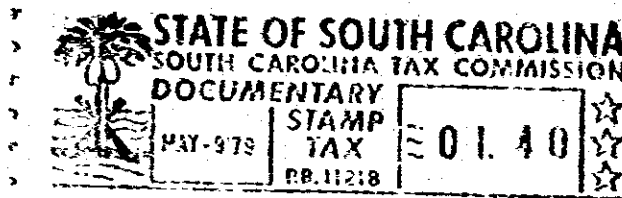
NOW, KNOW ALL MEN, That the Mortgagor, in consideration of the aforesaid debt, and in order to secure the payment thereof, and of any other and further sums for which the Mortgagor may be indebted to the Mortgagee at any time for advances made to or for his account by the Mortgagee, and also in consideration 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, in Grove Township, as shown on a plat of the Property of Alfred M. Sweeney, by J. C. Hill, R.L.S., dated November 9, 1965, recorded in the R.M.C. Office for Greenville County in Plat Book NNN at Page 55 and having according to said plat the following metes and bounds, to-wit:

BEGINNING at an iron pin on the northern side of a County Road at the intersection with a private road as shown on the plat and running thence N. 14-15 W. 209 feet along the center of said private road to a nail cap; thence S. 55-25 W. 209 feet to an iron pin on the northern side of the above mentioned county road; thence N. 55-25 E. 209 feet along the northern side of said county road to an iron pin, the beginning corner and containing one acre, more or less.

Derivation: Alfred M. Sweeney and Mattie Lee Sweeney, Deed Book 1101 at Page 466, recorded in the R.M.C. Office for Greenville County, South Carolina, on the 30 day of April, 1979.

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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 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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