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DONNIE S. TANKERSLEY
R.M.C.

TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, I, Frances Dean,

(hereinafter referred to as Mortgagor) is well and truly indebted unto

Winfred O. Dill, Irene Dill Loftis, and Emma Lou Dill Irby,

(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

Six Thousand, Five Hundred and no/100 --- Dollars (\$ 6,500.00) due and payable in equal successive monthly instalments of Seventy-Five and 48/100 (\$75.48) Dollars each, including interest, first instalment due and payable on July 5th, 1975, and a like instalment on the 5th day of each succeeding month thereafter until both principal and interest are paid in full, with right to anticipate next maturing instalment (s) at any time or times before maturity,

with interest thereon from date at the rate of seven per centum per annum, to be paid: 5th day of each month

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, on the northeast side of Bates Street (now Kerns Avenue), near the City of Greenville, and being one-half (1/2) of lot No. 10 as shown on plat of G. D. Oxner property, made by R. A. Dalton, April 1923, and recorded in the R. M. C. Office for said County of Greenville in Plat Book G at page 42, and having according to said plat, the following metes and bounds, to wit:

BEGINNING at an iron pin on the northeast side of Bates Street (now Kerns Avenue) at the joint front corner of lots Nos. 9 and 10 and running thence with line of lot No. 9, N. 33-54 E. 88.6 feet to an iron pin; thence S. 55-54 E. 50 feet to an iron pin in line of lot No. 11' thence with line of lot No. 11, S. 33-54 W. 88.6 feet to an iron pin on the northeast side of Bates Street (now Kerns Avenue); thence with the northeast side of Bates Street (now Kerns Avenue), N. 56-06 W. 50 feet to the beginning corner, and being the same property this day conveyed to me by the mortgagees herein, by deed yet to be recorded, and this is a purchase money mortgage given to secure a portion of the purchase price thereof.



Together with all and singular rights, members, herditaments, 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 whatsoever lawfully claiming the same or any part thereof.

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