

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

SEP 17 2 59 PM '76
DONNIE S. TANKERSLEY
R.M.C.

MORTGAGE OF REAL ESTATE
TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, We, JAMES THOMAS DILL, JR. and BARBARA B. DILL

(hereinafter referred to as Mortgagor) is well and truly indebted unto BANKERS TRUST OF SOUTH CAROLINA

(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

SIXTEEN HUNDRED NINETY-SIX & 08/100-----Dollars (\$ 1,696.08) due and payable

in twenty-four (24) monthly installments of \$70.67 each beginning October 25, 1976. (Interest has been computed at 6 1/2% and added to principal.)

with interest thereon from maturity at the ~~XXXXX~~ legal rate per centum per annum, to be paid: monthly.

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, the Mortgagee's heirs, 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, being shown on plat of property of Charlie R. Webb by R. B. Bruce, Surveyor, May 18, 1959, and having the following metes and bounds, to-wit:

BEGINNING in the center of a county road corner of other property of Charlie R. Webb and running thence S. 4-09 W. 142.7 feet to a stake; thence with the property now or formerly of Sue H. Earle, N. 87-15 W. 144.5 feet to a stake; thence with other property of Ola E. Culbertson, N. 32-53 E. 208.3 feet to a stake in center line of said lot; thence with said lot, S. 46-56 E. 57 feet to the beginning.

This is the same property conveyed to James Thomas Dill, Jr. and Barbara B. Dill by Garland J. Todd and Elizabeth B. Todd as shown in deed dated August 19, 1971 and recorded August 23, 1971 in deed volume 923 at page 325 in the RMC Office for Greenville County, S. C.

ALSO: One 1964 Elcar Mobile Home 10x50, serial no. E 1789.

5.68

Bankers Trust of South Carolina
Post Office Box 608
Greenville, SC 29602



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 is 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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