

MORTGAGE OF REAL ESTATE—Prepared by WILKINS & WILKINS, Attorneys at Law, Greenville, S. C.

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

GREENVILLE CO. S. C.

1308 155
MORTGAGE OF REAL ESTATE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, DAWN DENESE DILL

(hereinafter referred to as Mortgagor) is well and truly indebted unto SOUTHERN BANK & TRUST COMPANY,
WILLIAMSTON, 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 **EIGHTEEN THOUSAND, TWO HUNDRED FIFTY-SIX & no/100**-----Dollars (\$ 18,256.00) due and payable on demand

with interest thereon from date at the rate of nine (9%) per centum per annum, to be paid: at maturity.

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, near Ware Place, containing two (2) acres and being shown and designated on plat entitled "Property of Dawn Denese Dill" prepared by C. O. Riddle, RLS, recorded in plat book 5-W at page 98 in the RMC Office for Greenville County, S. C. and having according to said plat the following metes and bounds, courses and distances, to-wit:

Beginning at an iron pin on the southern side of Old Hundred Road at its intersection with an unnamed street and running thence S. 25-22 E. 276 feet to an iron pin; thence N. 64-38 E. 295.9 feet to an iron pin; thence N. 25-22 W. 322.4 feet to an iron pin on the southern side of Old Hundred Road; thence continuing with the southern side of Old Hundred Road the following courses and distances, to-wit: S. 51-45 W. 100 feet to an iron pin; thence S. 55-54 W. 100 feet to an iron pin; thence S. 59-26 W. 100 feet to the point of beginning. This property is bounded on the north by Old Hundred Road, on the west by an unnamed street, and on the south and east by property now or formerly belonging to J. B. King.

This is the same property conveyed to Dawn Denese Dill by J. B. King as shown in deed recorded on November 22, 1976 in book 1046 at page 564 in the RMC Office for Greenville County, S. C.

Southern Bank & Trust Company
PO Box 8
Williamston, SC 29697

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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 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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