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GREENVILLE, CO. S. C.

BOOK 1139 PAGE 454

STATE OF SOUTH CAROLINA  
COUNTY OF GREENVILLE

JUL 27 11 08 AM '78  
DONNIE S. TANKERSLEY  
R.H.C.

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

WHEREAS, We, Gerald D. Dyer and Elizabeth J. Dyer

(hereinafter referred to as Mortgagor) is well and truly indebted unto Bank of Travelers Rest

(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 Five Thousand and No/100

Dollars (\$ 5,000.00 ) due and payable

One Hundred Six and 16/100 Dollars (\$106.16) per month commencing on July 17, 1978  
and One Hundred Six and 16/100 Dollars (\$106.16) on the 17th day of each and every  
month thereafter until paid in full.

with interest thereon from hereon at the rate of 9 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:

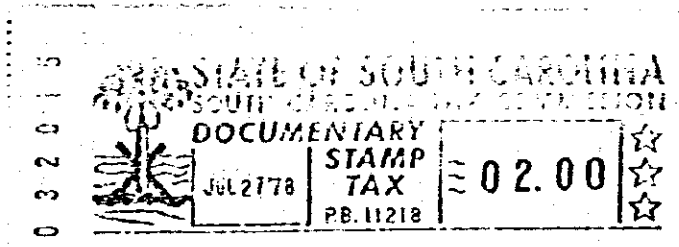
NOW, KNOW ALL MEN, That the Mortgagor, in consideration of the aforesaid debt, and in order to secure the payment thereof, and of any other and further sums for which the Mortgagor may be indebted to the Mortgagee at any time for advances made to or for his account by the Mortgagee, and also in consideration 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, 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, near Marietta, S. C., and according to Plat of Survey prepared by W. R. Williams, Jr. Engr., Surveyor #3979, 15 South Main Street, Travelers Rest, S. C., 29690, having the following metes and bounds, to-wit:

BEGINNING O. I. P. at Midway Drive, and running along line of said Midway Drive S. 63-20 E. 150.8 feet to corner I. P.; thence along line of East Street (abandoned), as shown on said plat, S. 26-30 W. 117.3 feet to a corner I. P.; thence along line of Cox property N. 58-39 W. 151.1 feet to corner I. P.; thence N. 26-30 E. 104.8 feet to an I. P. situated at said Midway Drive, and being point of beginning.

Derivation: J. Cagle Cox and Lilliam V. Cox, Deed Book 1072, Page 939, recorded February 1, 1978.

At the opinion of the mortgagee, the indebtedness secured hereby shall become due and payable if the mortgagor shall convey the mortgaged premises or if the title thereto shall become vested in any other person or party for any other reason whatsoever.



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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