MORTGAGEE'S ADDRESS: 18 Center Street Travelers Rest, S. C. 29690

STATE OF SOUTH CAROLINA CE GREENVILLE COUNTY OF

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

WHEREAS, Marilyn W. Dyal and Fred A. Dyal,

(hereinafter referred to as Mortgagor) is well and truly indebted unto Myrtle Morrison McGriff,

(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 Four Thousand Four Hundred Twenty and No/100----

in annual installments of One Thousand and No/100---(\$1,000.00)---Dollars each, commencing on April 24, 1981, and continuing on the same day of each year hereafter until paid in full.

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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 Mortgagor at any time for advances made to or for his account by the Mortgagor, 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:

"AIL 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;

All that certain piece, parcel or tract of land in Bates Township, Greenville County, South Carolina, designated as Tract 3, consisting of 2.71 acres as shown in plat entitled "Property of Jenny Pearl Morrison Estate" dated October, 1979, and prepared by W. R. Williams, Jr., L.S. #3979, and recorded in the R.M.C. Office for Greenville County in Plat Book 7-Q, at Page 72, and having according to said plat the following metes and bounds, to-wit:

Reginning at an iron pin on the northwestern side of Morrison Drive and running thence along the property line of property now or formerly belonging to Hunt N. 35-00 W., 9.3 feet to an old iron pin; thence continuing along the Hunt property line N. 6-30 W., 685.7 feet to an iron pin on the right-of-way of Morrison Drive; running thence the following metes and bounds along the right-of-way of said Morrison Drive: N. 75-53 E., 83.1 feet to an iron pin; S. 79-10 E., 80.8 feet to an iron pin; S. 48-20 E., 93.5 feet to an iron pin; S. 29-33 E., 129.4 feet to an iron pin; S. 0-39 W., 46.2 feet to an iron pin; S. 23.57 W., 517.6 feet to an iron pin at the point of beginning; said tract containing 2.71 acres.

This conveyance is made subject to any and all existing reservations, easements, rights-ofway, zoning ordinances and restrictions or protective covenants that may appear of record, on the recorded plat(s) or on the premises.

This being the same property conveyed unto the Mortgagors by deed of Myrtle Morrison McGriff to be executed and recorded of even date herewith.

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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 paties 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 Oard is lawfully authorized to sell, convey or encumber the same, and that the premises are free and clear of all liers and encumbrances except Has provided herein. The Mortgagor further covenants to warrant and forever defend all and singular the said premises unto the Mortgagoe forever, from and against the Mortgagor and all persons whomsoever Lawfully claiming the same or any part thereof.