

LAW OFFICES OF
MORTGAGE OF REAL ESTATE
STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

LATHAN, EAYSSOUX, SMITH & BARBARE, P.A., GREENVILLE, SOUTH CAROLINA

BOOK 1532 PAGE 252

REC'D
FEB 11 11 PM '81
DONNIE S. TANKERSLEY
R.M.C.
CO. S.C.

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

WHEREAS, Terry Michael Dill and Gina Ward Dill

(hereinafter referred to as Mortgagor) is well and truly indebted unto Southern Bank and Trust Company

(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
Thirteen thousand four hundred forty one and 20/100-----
Dollars (\$ 13,441.20) due and payable

according to the terms thereof, said note being incorporated herein by reference

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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 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, on the northern side of Courtney Circle, near the City of Greenville, known as Two (2) lots of the Property of Mark A. East and Judith S. East on plat recorded in the RMC Office for Greenville County in Plat Book SSS, at pages 32 and 33, together with an adjoining 30 foot strip and, according to said plat, the combined description of said property is as follows:

Beginning at an iron pin on the northern side of Courtney Circle at the joint corner of this property and property now or formerly of Robert L. East and Leora T. East, and running thence with the joint line of said tracts, N. 19-42 E. 412 feet to an iron pin; thence S. 71-23 E. 118.65 feet to an iron pin; thence S. 19-54 W. 398 feet to an iron pin on the northern side of Courtney Circle; thence with the northern side of said Circle, N. 78-30 W. 117 feet to an iron pin at the point of beginning.

This is the same property conveyed to the mortgagors by deed of Attalee W. Dill recorded in the RMC Office for Greenville County in Deed Book 1034 at page 163 on April 5, 1976.

This is a second mortgage, junior in lien to that certain mortgage given by Attalee W. Dill to Fidelity Federal Savings and Loan Association on March 12, 1975 and being recorded in the RMC Office for Greenville County in Mortgage Book 1334 at page 748.

The mortgagee's address is: PO Box 544, Travelers Rest, SC 29690

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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 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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