

State of South Carolina )

GREENVILLE )

County of )

GREENVILLE )

GREENVILLE )

Mortgage of Real Estate



1573 PAGE 441

THIS MORTGAGE made this 28th day of May, 1982.

by Herman F. Dill, Jr.

(hereinafter referred to as "Mortgagor") and given to SOUTHERN BANK & TRUST CO.

(hereinafter referred to as "Mortgagee"), whose address is

Greenville, South Carolina

WITNESSETH:

THAT WHEREAS, Herman F. Dill, Jr.

is indebted to Mortgagee in the maximum principal sum of Eighty-Three Thousand, Two Hundred Twenty-Two and 05/100 Dollars (\$ 83,222.05), which indebtedness is evidenced by the Note of Herman F. Dill, Jr. of even date herewith, said principal together with interest thereon being payable as provided for in said Note, the final maturity of which is after the date hereof, the terms of said Note and any agreement modifying it are incorporated herein by reference.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS that the said Mortgagor, for and in consideration of the aforesaid indebtedness and in order to secure the payment thereof together with any renewals or extensions or modifications thereof upon the same or different terms or at the same or different rate of interest and also to secure in accordance with Section 29-3-50, as amended, Code of Laws of South Carolina (1976): (i) all future advances and readvances that may subsequently be made to Mortgagor by Mortgagee evidenced by the aforesaid Note, or by other promissory notes, and all renewals and extensions thereof; and (ii) all other indebtedness of Mortgagor to Mortgagee, now or hereafter existing, whether direct or indirect, the maximum amount of all indebtedness outstanding at any one time secured hereby not to exceed \$, plus interest thereon, all charges and expenses of collection incurred by Mortgagee including court costs and reasonable attorney's fees, has granted, bargained, sold, released and by these presents does grant, bargain, sell and release unto the Mortgagee, its successors and assigns, the following described property:

All that certain piece, parcel or lot of land in Greenville County, State of South Carolina, being known and designated as Lot Number 60 on plat entitled "Map of Roland Heights" shown by plat thereof prepared by W. J. Riddle, Surveyor, dated July, 1950 and recorded in the R.M.C. Office for Greenville County in Plat Book S at page 34 and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the southwestern side of the right-of-way of U. S. Highway #276 at the joint front corner of Lots 60 and 61 and running thence with the joint line of said lots S. 54-51 W. 402.5 feet to a point in the center line of Railroad; thence with the center line of Railroad N. 33-12 W. 135.1 feet to an iron pin; thence with line of property now or formerly of F. M. Todd Estate N. 57-45 E. 165.3 feet to an iron pin and N. 54-15 E. 112 feet to an iron pin and N. 74-00 E. 127 feet to an iron pin on the southwestern side of U.S. Highway #276; thence with the southwestern side of said highway S. 35-09 E. 86 feet to the beginning corner.

This is the same property conveyed to the mortgagor by deed of Lillian White Cannon and Virginia White King as Power of Attorney for Lillian White Cannon recorded in the R.M.C. Office, Greenville County, S. C. on April 6, 1981 in Deed Volume 1145 at Page 764.

All that certain piece, parcel or lot of land, with all improvements thereon, or hereafter to be constructed thereon, situate, lying and being in the State of South Carolina, County of Greenville, at the intersection of Pendleton Road and Oil Mill Road and having according to a plat entitled Plat of Property of Meta S. Dill dated July 21, 1967, prepared by Terry T. Dill, Engineer, the following metes and bounds, to-wit:

BEGINNING at a point in the center of Pendleton Road (at its intersection with Oil Mill Road), corner of S. Cotton Oil Co. line and running thence with the center of Pendleton Road, S. 58-30 E. 155 feet to an iron pin; thence leaving the center of Pendleton Road and running in a southwesterly direction to an iron pin on the southeastern side of Pendleton Road; thence S. 9-00 W. 153 feet, passing over a ROW Spur Tract to a spike on the right of way line of Southern Railway; thence with the right of way of Southern Railway, S. 89-30 W. 132.3 feet to an iron pin; thence N. 1-12 W. 244 feet to a point in the center of Oil Mill Road; thence with Oil Mill Road, following the center thereof, N. 76-15 E. 38.6 feet to the center of Pendleton Road, the point of beginning.

This is same property conveyed to mortgagor herein by deed of Meta S. Dill recorded July 14, 1977 in R.M.C. Office for Greenville County in Deed Book 1060, Page 539.

As to the second tract of land referred to herein, this mortgage represents a second and junior lien to mortgage in favor of Union Home Loan Corporation of South Carolina in the original amount of \$42,407.50, recorded April 3, 1981 in Mortgage Book 1537, Page 237.

TOGETHER with all and singular rights, members, hereditaments and appurtenances belonging or in any way incident or appertaining thereto; all improvements now or hereafter situated thereon; and all fixtures now or hereafter attached thereto (all of the same being deemed part of the Property and included in any reference thereto);

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