

MORTGAGE OF REAL ESTATE

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STATE OF SOUTH CAROLINA }  
COUNTY OF GREENVILLE } 30

MORTGAGE OF REAL ESTATE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS,

We, RAJ K. DHILLON & RANI R. DHILLON,

(hereinafter referred to as Mortgagor) is well and truly indebted unto **Hoechst Employees Credit Association**

(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

**FIFTEEN THOUSAND AND NO/100** - - - - - Dollars (\$15,000.00) due and payable

As set out in Security Note of even date

with interest thereon from **date** at the rate of **14%** per centum per annum, to be paid: **Bi-Weekly**

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, State of South Carolina, being known and designated as Lot No. 36 on plat entitled "Final Plat of Seven Oaks" as recorded in the RMC Office for Greenville County in Plat Book 4-R, page 6, and having according to said plat the following metes and bounds, to wit:**

**BEGINNING at iron pin on northeasterly side of East Woodburn Drive, said pin being joint front corner of Lots 36 & 37, and running thence with joint line of said lots N. 59-31 E. 154.4 feet to iron pin at joint rear corner of Lots 36 & 37; thence S. 33-12 E. 90.1 feet to iron pin at joint rear corner of Lots 35 & 36; thence S. 59-31 W. 158.7 feet to iron pin on northeasterly side of East Woodburn Drive; thence along northeasterly side of East Woodburn Drive N. 30-20 W. 90 feet to point of beginning.**

**This being the same property conveyed to the Mortgagors herein by deed of Jim Williams, Inc. on February 20, 1975, recorded in the RMC Office for Greenville County in Deed Book 1014, page 939.**

**This mortgage is junior in lien to that certain mortgage in favor of South Carolina Federal Savings & Loan Association in the original sum of \$38,000.00 recorded in the RMC Office for Greenville County on February 14, 1977, in Mortgage Book 1389, page 122.**

Mortgagee Address:

P.O. Box 1400,  
Greer, SC 29652

RECORDED IN THE RMC OFFICE FOR GREENVILLE COUNTY, SOUTH CAROLINA  
MORTGAGE BOOK 1389 PAGE 122  
FEB 14 1977

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 such 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 entitled 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 whatsoever lawfully claiming the same or any part thereof.

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