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Box 74
Pelzer, S.C.
29667
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STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE }

FILED
GREENVILLE CO. S. C.
MAR 6 2 58 PM '79
DONNIE S. TANKERSLEY
R.M.C.

VOL 1459 PAGE 128

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

WHEREAS, we, Roy F. Dawson and Grace F. Dawson,

(hereinafter referred to as Mortgagor) is well and truly indebted unto John R. Dickerson,

(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 Four Hundred Ten and No/100-----

----- Dollars (\$15, 410. 00) due and payable according to the terms set forth in said note dated March 2, 1979,

with interest thereon from date at the rate of Ten per centum per annum, to be paid: according to the terms set forth in said note dated March 2, 1979.

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, on the Western side of Waycross Road approximately 7.5 miles South of the Greenville City Limits, containing .67 acres, more or less, and being known and designated as Lot No. 10 as shown on plat of property of Stella Lindley Bryson, prepared by C. O. Riddle, dated May, 1955, and having, according to a more recent survey prepared by Charles F. Webb, R.L.S., dated November 11, 1964, the following metes and bounds, to-wit:

BEGINNING at a nail and cap in the center of Waycross Road, which nail and cap is located 475 feet, more or less, in a Northwesterly direction from U. S. Highway 25, and running thence S. 58-54 W. 250.6 feet to an iron pin; thence N. 15-33 E. 338 feet to a nail and cap in the center of said Waycross Road; thence with the center of Waycross Road, S. 32-15 E. 232 feet to a nail and cap, the beginning corner.

This being the same property conveyed to the mortgagors by deed of John R. Dickerson, dated March 2, 1979, and recorded in the R. M. C. Office for Greenville County, South Carolina, in Deed Book 1097, at Page 877.

STATE OF SOUTH CAROLINA
SOUTH CAROLINA TAX COMMISSION
DOCUMENTARY
MAR-679 STAMP TAX 06.20
PB. 11218

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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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