

STATE OF SOUTH CAROLINA  
COUNTY OF GREENVILLE

S.C.

1979

BOOK 1484 PAGE 877

MORTGAGE OF REAL ESTATE

TO ALL WHOM THESE PRESENTS MAY CONCERN

WHEREAS, Leroy Dixon & Dorothy Dixon

(hereinafter referred to as Mortgagor) is well and truly indebted unto

Southern Discount Company, Inc., Mauldin Square, Mauldin, S.C.

(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 Nine thousand two hundred fifty-four & 37/100

Dollars (\$ 9,254.37 ) due and payable

in sixty (60) equal installments of Two Hundred thirty-five & 00/100 (\$235.00) Dollars, the first installment being due on the 17th day of November, 1979, and the final installment being due on the 17th day of October, 1984,

AMOUNT FINANCED: \$9254.37

with interest thereon from date at the rate of 18.00% per centum per annum, to be paid monthly

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 and 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;

All that piece, parcel or lot of land situate, lying and being on the northern side of Milton Drive near the City of Greenville, in the Greenville County, State of South Carolina and known and designated as Lot No. 75 of a subdivision known as Sylvan Hills, plat of which is recorded in the R.M.C. Office for Greenville County, South Carolina, in Plat Book S at Page 103, and having such retes and bounds as appear on said plat.

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

As part of the consideration herein, Grantee assures and agrees to pay that certain note and mortgage in favor of Wachovia Mortgage Company dated August 7, 1972, in the original amount of \$18,900.00 and the balance due on said mortgage as of this date is \$18,516.73.

GRANTOR: DOROTHY B. DIXON DEED DATED August 20, 1974

(ORIGINAL GRANTOR TO LEROY & DOROTHY DIXON: RONALD EDDIE PHILLIPS: August 7, 1972)



Together with all and singular rights, members, hereditaments, and appurtenances to the same belonging in any way incident or appertaining, and of all 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 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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