ed 1538 44444 Mortgage of Real Estate

GREENVILLE County of

THIS MORTGAGE made this 18th llerman 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:

Herman F. Dill, Jr.

is indebted to Mortgagee in the maximum principal sum of One Hundred Ten Thousand, Five Hundred Three and 110,503.46-----), which indebtedness is Dollars (\$_

evidenced by the Note of ____Herman F__Dill__Ir_ date herewith, said principal together with interest thereon being payable as provided for in said Note, the final maturity of ___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 mortgagee evidenced by the aforesaid Note, or by other promissory notes. 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 \$_ 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 No. 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:

BEGILINING 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 the 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.

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. DERIVATION: Parcel No. 1: Deed of Lilliam White Cannon and Virginia White King as Power of Attorney for Lillian White Cannon recorded in R.M.C. Office for Greenville County, on April 6, 1981, in Deed Volume 1145 at Page 764. Parcel No. 2: Deed of Meta S. Dill recorded July 14, 1977 in the R.M.C. Office, Greenville County, in

Deed Book 1060, at Page 539. NOTE: 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 RE1 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);

Service Market

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