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MORTGAGE OF REAL ESTATE - Offices of ~~MINNICK & JAMES~~ Attorneys at Law, Greenville, S. C.

MAY 15 4 49 PM '70
BOOK 1155 PAGE 275
OLLIE FARNSWORTH
R. H. C.

STATE OF SOUTH CAROLINA,

County of Greenville

To All Whom These Presents May Concern:

WHEREAS, Jamile R. Dumit, George M. Dumit, Margaret E. Dumit, Lucia D. Eassy and Catherine D. Roth

hereinafter called the mortgagor(s), is (are) well and truly indebted to Southern Bank & Trust Company, a South Carolina Corporation, hereinafter called the mortgagee(s), its successors and assigns forever

in the full and just sum of Twenty Five Thousand and No/100 (\$25,000.00)

Dollars, in and by a certain promissory note in writing of even date herewith, due and payable as follows as stated on that note, with final payment due on May 15, 1973

with interest from ~~date~~ at the rate of ~~Eight (8%)~~ per centum per annum until paid; interest to be computed and paid ~~quarterly~~ and if unpaid when due to bear interest at the same rate as principal until paid, and the mortgagor(s) has (have) further promised and agreed to pay ten per cent of the whole amount due for attorney's fee, if said note be collected by an attorney or through legal proceedings of any kind, reference being thereunto had will more fully appear.

NOW, KNOW ALL MEN, That the said mortgagor(s) in consideration of the said debt and sum of money aforesaid, and for the better securing the payment thereof, according to the terms of the said note, and also in consideration of the further sum of Three Dollars, to the mortgagor(s) in hand well and truly paid at and before the sealing and delivery of these presents, the receipt whereof is hereby acknowledged, have granted, bargained, sold and released, and by these presents do grant, bargain, sell and release unto the said mortgagee(s) the following described real property:

ALL those piece, parcels or lots of land in Chick Springs Township, Greenville County, South Carolina, together with the buildings and improvements thereon, about two miles from the town of Greer on the northern side of U. S. Highway #29, and being described as tract two of Will Dill land is shown on a plat dated August 21, 1935, by J. Earle Freeman,

also

ALL those piece, parcels or lots of land in Chick Springs Township, Greenville County, South Carolina, on or near the northern side of Highway #29, being shown as lots #6 and 7, containing 1.28 acres and 2.35 acres respectively as shown on a plat entitled "Property of I. B. Brannon" by J. Earle Freeman, surveyor, dated October 5, 1927,

also

A tract containing 3.48 acres adjoining the above described properties being designated as lot #1 on plat entitled "W. E. Dill Property" by J. Earle Freeman, surveyor, dated August 26, 1925, these being the identical tracts conveyed to Pedro Dumit, by deeds recorded in the RMC-Office for Greenville County, South Carolina in Deed Volumes 297 at Page 419 and 262 at Page 371, thereafter Sallie W. Dumit (Dumite) conveyed her half interest in the subject property to Pedro Dumit by deed recorded in the RMC Office for Greenville County, Volume 443 at Page 312 reference is hereby made to the above described deeds for a metes and bounds description of the subject premises.

Thereafter Pedro Dumit died testate on December 31, 1964, reference being made to Greenville County Probate File 24 of Apartment 890. The mortgagors herein along with Sadie D. Hever, were the beneficiaries of that estate as to the subject premises and Sadie D. Hever did thereafter by deed dated May 6, 1970 convey all her interests in the above described property to the mortgagors herein. The property mortgaged by this instrument is that property upon which is located the Dumit Motel and also the acreage surrounding which passed through the estate of Pedro Dumit.