

APR 24 9 15 AM '72

OLLIE FARNSWORTH
R. M. C.

BOOK 1230 PAGE 194



First Mortgage on Real Estate

MORTGAGE

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

JOHN M. DILLARD (hereinafter referred to as Mortgagor) SEND(S) GREETING:

WHEREAS, the Mortgagor is well and truly indebted unto SECURITY FEDERAL SAVINGS AND LOAN ASSOCIATION OF GREENVILLE, GREENVILLE, S. C., (hereinafter referred to as Mortgagee) in the sum of ~~Forty-six Thousand and No/100~~ DOLLARS (\$46,000.00), with interest thereon at the rate of seven & 1/4 per cent per annum as evidenced by the Mortgagor's note of even date herewith payable as therein stated, or as hereafter modified by mutual agreement, in writing, the final maturity of which is 25 years after the date hereof, unless extended by mutual consent, the terms of said note and any agreement modifying it are incorporated herein by reference; and

WHEREAS, the Mortgagor may hereafter become indebted to the said Mortgagee for such further sums as may be advanced or readvanced to or for the Mortgagor's account, including advances made by the Mortgagee on other or no security:

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, off the Eastern side of Hudson Road near Pelham Road, being shown as a 50-foot strip entitled "Proposed Driveway", and Lot No. 3 containing 3.55 acres, more or less, on a Plat of the Property of John M. Dillard made by H.C. Clarkson, Jr., dated August 18, 1966, revised February 14, 1967, and recorded in the RMC Office for Greenville County, S.C., in Plat Book QQQ, page 11, and having according to said plat the following metes and bounds, to wit:

BEGINNING at an iron pin in the Hudson Road at the corner of said proposed driveway and Lot No. 2, (said iron pin being located S. 4-26 W., 131.4 feet from a nail and cap in the Hudson Road at the corner of property now or formerly owned by M. E. Hudson, et al), and running thence along the line of Lot No. 2, N. 89-09 E., 330.7 feet to an iron pin; thence running along the common line of Lots Nos. 2 and 3, N. 3-14 W., 135.22 feet to an iron pin on M. E. Hudson; thence along the line of M. E. Hudson, et al, N. 88-21 E., 252.9 feet to an iron pin; thence S. 62-10 E., crossing a branch, 411.8 feet to an iron pin; thence S. 56-44 W., 169.8 feet to an iron pin; thence S. 68-03 W., 204.4 feet to an iron pin; thence N. 84-08 W., 258.3 feet to an iron pin; thence along the line of Lot No. 1, N. 3-14 W., 135.22 feet to an iron pin; thence along the common line of said proposed driveway and Lot No. 1, S. 89-09 W., 337.4 feet to an iron pin in the Hudson Road; thence with the Eastern side and within the Hudson Road, N. 4-26 E., 50.2 feet to an iron pin, the beginning corner; EXCLUDING, HOWEVER, that portion of said 50 foot drive lying within the boundaries of the Hudson Road as shown on said plat.

The above property is a part of the same conveyed to the Mortgagor herein by deed of M. E. Hudson, et al, recorded in the RMC Office for Greenville County, S. C., in Deed Book 778, page 425. Together with all and singular the rights, members, hereditaments, and appurtenances to the same belonging or 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 and any other equipment or 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.