

STATE OF SOUTH CAROLINA
 COUNTY OF GREENVILLE

MORTGAGE OF REAL ESTATE

BOOK 1407 PAGE 994

FILED

GREENVILLE CO. S. C.

APR 24 4 23 PM '71

TO ALL WHOM THESE PRESENTS MAY CONCERN:

DONNIE S. TANKERSLEY
 A.M.C.

WHEREAS, William D. Dill and Julane J. Dill
 (hereinafter referred to as Mortgagor) is well and truly indebted unto **Southern Bank and Trust Company**
 (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 Nine Hundred Thirty-Seven and 20/100**

 Dollars (\$ 9,937.20) due and payable
 according to the terms thereof said note incorporated herein by reference.

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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**, being shown as **Lot #70**, as shown on plat entitled **"Composit Plat of Northwood Hills, Section Two,"** prepared by **Piedmont Engineering Service,** dated **August, 1960**, and having, according to said plat, the following metes and bounds, to-wit:

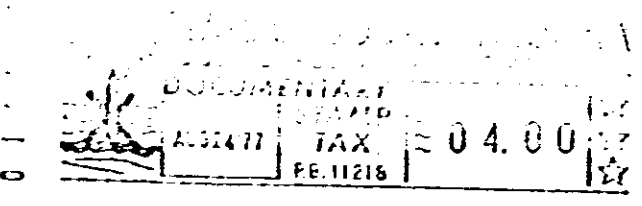
BEGINNING at an iron pin on the northern side of Buncombe Road at the joint front corner of Lots 69 and 70 and running along the line of said Lots N. 88-53 W. 184.7 feet to an iron pin at the joint rear corner of Lots 69 and 70; thence turning and running N. 1-37 W. 60 feet to an iron pin at the joint rear corner of Lots 70 and 71; thence turning and running N. 89-26 W. 188.6 feet to an iron pin located on the northern side of Buncombe Road; thence running along said road N. 3-22 E. 135 feet to the point of beginning.

This is the same property as that conveyed to the Mortgagors herein by deed of W. N. Leslie, Inc. dated January 12, 1971, and recorded in the R. M. C. Office for Greenville County in Deed Book 906 at Page 511 on January 18, 1971.

This is a 2nd mortgage subject and junior to that certain first mortgage with First Federal Savings & Loan Association recorded in the R. M. C. Office for Greenville County in Mortgage Book 1171 at Page 241 in the original amount of \$22,500.00 and having an approximate balance of \$18,000.00.

The mailing address of the Mortgagee herein is P. O. Box 544, Travelers Rest, South Carolina 29690.

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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 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 whatsoever lawfully claiming the same or any part thereof.

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