

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

MORTGAGE OF REAL ESTATE
TO ALL WHOM THESE PRESENTS MAY CONCERN.

MORTGAGEE'S ADDRESS: P. O. Box 8, Simpsonville, S. C. 29681

WHEREAS, BOBBY EARL DILLARD

hereinafter referred to as Mortgagor, is well and truly indebted unto BANKERS TRUST OF SOUTH CAROLINA, N. A.

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

-----Dollars \$5,000.00 due and payable
---FIVE THOUSAND & 00/100-----

in fifty-four equal, consecutive monthly installments of One Hundred Twelve & 95/100 (\$112.95) Dollars each, commencing December 20, 1977

with interest thereon from date at the rate of 9% 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 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, shown as Lot 3 on a plat entitled "Southwood Acres", recorded in the R.M.C. Office for Greenville County in Plat Book 000, Pages 74 and 75, and having, according to said plat, the following metes and bounds, to wit:

BEGINNING at a point on the eastern side of Standing Springs Road and running thence with the line of Lot 2, S. 89-22 E., 369.4 feet; thence N. 1-17 W., 177.5 feet to the rear line of Lot 4; thence N. 76-44 W., 249.2 feet to Standing Springs Road; thence along Standing Springs Road, S. 28-14 W., 261.2 feet to the beginning point.

Being the same property conveyed to Bobby Earl Dillard by deed of Dean E. Andrews, et al, recorded March 1, 1977, in Deed Book 1052, Page 111, R.M.C. Office for Greenville County.

GCTO ---1 NO18 77 1378

RECORDED
1977 NOV 20 11 14 AM
1416 278

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 whatsoever lawfully claiming the same or any part thereof.

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