

MORTGAGE OF REAL ESTATE—Prepared by RILEY AND RILEY, Attorneys at Law, Greenville, S. C.

STATE OF SOUTH CAROLINA  
COUNTY OF GREENVILLE

MORTGAGE OF REAL ESTATE  
TO ALL WHOM THESE PRESENTS MAY CONCERN

WHEREAS, Herman F. Dill, Jr.

hereinafter referred to as Mortgagor, is well and truly indebted unto W. E. Shaw, Inc.

hereinafter referred to as Mortgagee, as evidenced by the Mortgagee's promissory note of even date herewith, the terms of which are incorporated herein by reference, in the sum of **Ten Thousand and No/100**-----

----- Dollars \$ 10,000.00 due and payable

in 120 days from date. Mortgagor has the right to prepay any or all of this indebtedness at any time without penalty.

with interest thereon from date at the rate of 10% 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 Mortgagee'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 Mortgagee may be indebted to the Mortgagor at any time for advances made to or for his account in the Mortgagee, and also in consideration of the further sum of Three Dollars \$3.00 to the Mortgagee in hand well and truly paid by the Mortgagor 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 as shown on a plat to be recorded herewith entitled "Plat of Property of Herman Dill", dated December 5, 1978, and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin, corner of lands now or formerly of Alvin Phillips, 40 feet from the centerline of Old Spartanburg Highway and running thence S. 43-38 W. 171.5 feet to an iron pin; thence N. 31-17 W. 180.3 feet to an iron pin; thence S. 51-17 W. 117 feet to an iron pin; thence along loan now or formerly of Jack E. Shaw, N. 33-31 W. 209.6 feet to an iron pin; thence N. 61-59 E. 116.6 feet to an iron pin; thence S. 44-16 E. 326 feet to the beginning corner, containing, according to said plat, 1.57 acres, more or less.

THIS being the same property conveyed to the mortgagor herein by deed of W. E. Shaw, Inc., of even date, to be recorded herewith.

THIS mortgage is second and junior in lien to that mortgage given to First Federal Savings & Loan Association in the amount of \$130,000.00, which mortgage was recorded in the RMC Office for Greenville County, S.C. on [blank], in Mortgage Book [blank] at Page [blank].

RECORDED IN THE RMC OFFICE FOR GREENVILLE COUNTY, S.C. ON [blank]

RECORDED IN THE RMC OFFICE FOR GREENVILLE COUNTY, S.C. ON [blank]

Together with all and singular rights, members, benefits, and appurtenances to the same, he, she, or it, was, is, or shall be entitled to or appear to be entitled to at the time, power and profits which shall accrue hereon, and in the future, and in the event of the death of the Mortgagor, the Mortgagee shall have the right to receive the same, and in the event of the death of the Mortgagor, the Mortgagee shall have the right to receive the same, and in the event of the death of the Mortgagor, the Mortgagee shall have the right to receive the same.

TO HAVE AND TO HOLD, all and singular the said premises unto the Mortgagee, its heirs, successors and assigns forever. The Mortgagee covenants that it will duly record this mortgage in the public records of the County of Greenville, South Carolina, and that it will maintain the same in full force and effect, and that it will defend the same against all claims and demands of third parties, and that it will defend the same against all claims and demands of third parties.

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