

MORTGAGE OF REAL ESTATE--Prepared by WILKINS & WILKINS, Attorneys at Law, Greenville, S. C.

STATE OF SOUTH CAROLINA }
COUNTY OF GREENVILLE }

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

WHEREAS, BLYTHE MONROE DILL

(hereinafter referred to as Mortgagor) is well and truly indebted unto SOUTHERN BANK AND TRUST COMPANY,
Williamston, S. C.,

(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

THENTY-SIX THOUSAND FOUR HUNDRED SEVEN & 92/100 ----- Dollars (\$26,407.92) due and payable
in eighty-four (84) equal monthly installments of \$314.38 each beginning April 1, 1980 and
continuing until said indebtedness is paid in full.
Interest has been computed at 8% and added to principal.

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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, the Mortgagee's heirs, 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, Oaklawn Township, lying on the north side of the Wares-Old Hundred Road and designated as Tract No. 1 of the division of the W. H. King land as shown on plat made by W. J. Riddle, Surveyor, August, 1951 and according to said plat has the following courses and distances, to-wit:

BEGINNING at a point in the center of Wares-Old Hundred Road, Pearson corner, thence along Pearson line, N. 33-30 W. 319 feet to an iron pin; thence N. 38-15 E. 445 feet to an iron pin, joint corner of Tract No. 2; thence along the line of Tract No. 2, S. 33-50 E. 607 feet to a point in the center of said road; thence along the center of the road, S. 72-10 W. 440 feet to the beginning corner, containing 4.47 acres, more or less; bounded on the north by W. H. King, on the east by Tract No. 2, on the south by a public road leading from Old Hundred to Wares, and on the west by lands of Pearson.

This is the same property conveyed to Blythe Monroe Dill by J. B. King by deed dated January 17, 1972 and recorded January 18, 1972 in deed volume 934 at page 104 in the RMC Office for Greenville County, S. C.

MORTGAGEE'S ADDRESS:

Southern Bank and Trust Company
Williamston, SC

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GREENVILLE COUNTY, S. C.

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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 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 whomsoever lawfully claiming the same or any part thereof.

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