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GREENVILLE CO. S.C.
SEP 8 1 16 PM 1967
OLLIE FARRSWORTH
R. M. C.

State of South Carolina

COUNTY OF GREENVILLE

MORTGAGE OF REAL ESTATE

To All Whom These Presents May Concern:

We, Herman F. Dill and Meta S. Dill, of Greenville County

(hereinafter referred to as Mortgagor) SEND(S) GREETINGS:

WHEREAS, the Mortgagor is well and truly indebted unto FIRST FEDERAL SAVINGS AND LOAN ASSOCIATION OF GREENVILLE, SOUTH CAROLINA (hereinafter referred to as Mortgagee) in the full and just sum of

Forty-Five Thousand, Three Hundred and No/100 ~~00~~ ⁰⁰ ----- (\$45,300.00) Dollars, as evidenced by Mortgagor's promissory note ~~dated July 27, 1965~~ ^{dated July 27, 1965}, said note to be repaid with interest at the rate

therein specified in installments of Three Hundred Eighty-Two and 28/100 --- (\$ 328.28) Dollars each on the first day of each month hereafter, in advance, until the principal sum with interest has been paid in full, such payments to be applied first to the payment of interest, computed monthly on unpaid principal balances, and then to the payment of principal with the last payment, if not sooner paid, to be due and payable 15 years after date; and

WHEREAS, said note further provides that if at any time any portion of the principal or interest due thereunder shall be past due and unpaid for a period of thirty days, or if there shall be any failure to comply with and abide by any By-Laws or the Charter of the Mortgagee, or any stipulations set out in this mortgage, the whole amount due thereunder shall, at the option of the holder thereof become immediately due and payable, and said holder shall have the right to institute any proceedings upon said note and any collaterals given to secure same, for the purpose of collecting said principal due, and interest, with costs and expenses for such proceedings; and

WHEREAS, the Mortgagor may hereafter become indebted to the Mortgagee for such further sums as may be advanced to the Mortgagor's account for the payment of taxes, insurance premiums, repairs, or for any other purpose;

NOW, KNOW ALL MEN, That the Mortgagor, in consideration of said debt and to secure the payment thereof and any further sums which may be advanced by the Mortgagee to the Mortgagor's account, and also in consideration of the sum of Three Dollars (\$3.00) to the Mortgagor in hand well and truly paid by the Mortgagee at and before the sealing 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, the following described real estate:

All that certain piece, parcel, or lot of land, with all improvements thereon, or hereafter to be constructed thereon, situate, lying and being in the State of South Carolina, County of Greenville, at the intersection of Pendleton Road and Oil Mill Road and having according to a plat entitled "Plat of Property of Meta S. Dill" dated July 21, 1967, prepared by Terry T. Dill, Engineer, the following metes and bounds, to-wit:

"BEGINNING at a point in the center of Pendleton Road (at its intersection with Oil Mill Road), corner of S. Cotton Oil Co. line and running thence with the center of Pendleton Road, S. 58-30 E. 155 feet to an iron pin; thence leaving the center of Pendleton Road and running in a southwesterly direction to an iron pin on the southeastern side of Pendleton Road; thence S. 9-00 W. 153 feet, passing over a R. O. W. Spur Track, to a spike on the right-of-way line of Southern Railway; thence with the right-of-way of Southern Railway, S. 89-30 W. 132.3 feet to an iron pin; thence N. 1-12 W. 244 feet to a point in the center of Oil Mill Road; thence with Oil Mill Road, following the center thereof, N. 76-15 E. 38.6 feet to the center of Pendleton Road, the point of beginning."

This mortgage is executed for the purpose of cancelling out a release dated July , 1967, and recorded in the R. M. C. Office for Greenville County in Mortgage Book 1065 at Page 200. Said release had the effect of releasing a portion of property from a mortgage given by Herman F. Dill and Meta S. Dill in the original sum of \$45,300.00, dated July 27, 1965 and recorded in the R. M. C. Office for Greenville County in Mortgage Book 1003 at Page 249, when the real estate contained in the release was incorrectly described. Therefore, it is the intention of this mortgage to restore the property which has heretofore been released back to the original mortgage recorded in Mortgage Book 1003 at Page 249 in order that the entire property described in said mortgage continues to be subject to the lien under said mortgage.