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GREENVILLE CO. S. C.

BOOK 1203 PAGE 491

STATE OF SOUTH CAROLINA

AUG 23 3 56 PM '71

MORTGAGE OF REAL ESTATE

COUNTY OF

GREENVILLE

LILLIE FARNSWORTH

R. M. C.

TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, JAMES THOMAS DILL, JR. AND BARBARA B. DILL

(hereinafter referred to as Mortgagor) is well and truly indebted unto SOUTHERN BANK AND TRUST COMPANY
OF WILLIAMSTON, SOUTH CAROLINA

(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 FOUR THOUSAND EIGHT HUNDRED AND NO/100 -----
Dollars (\$ 4,800.00) due and payable

at the rate of Fifty Eight and 24/100 (\$58.24) Dollars per month,
beginning on the first day of October, 1971, and continuing there-
after until paid in full on the first day of each month. Payment
to be applied first to interest, balance to principal.

with interest thereon from date at the rate of eight 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 grant-
ed, bargained, sold and released, and by these presents does grant, bargain, sell and release unto the Mortgagee, its successors and as-
signs:

"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, in Grove Township, being known and
designated as the property of Leroy and Ola E. Culbertson, plat of said property
being unrecorded, and containing .27 acres, and having the following metes and
bounds, to wit:

BEGINNING at an iron pin in the center of a county road known as the Old
Grove Road, at joint front corner of other property of Leroy Culbertson
and Ola E. Culbertson, and running thence along the middle of said county
road, S. 45-56 E. 215.9 feet to an iron pin; thence along the Earle land,
N. 87-15 W. 165.7 feet to an iron pin, joint corner of property of Leroy
Culbertson and Ola E. Culbertson and J. C. Sorrells; thence N. 4-09 E. 142.7
feet to the point of beginning, in the middle of said county road. Said
unrecorded plat mentioned above was prepared by C. O. Riddle on February 25,
1956.

ALSO:

ALL that certain piece, parcel or lot of land in the State of South Carolina,
County of Greenville, in Grove Township, being shown on plat of property of
Charlie R. Webb by R. B. Bruce, Surveyor, May 18, 1959, and having the fol-
lowing metes and bounds, to wit:

BEGINNING in the center of a county road corner of other property of Charlie
R. Webb and running thence S. 4-09 W. 142.7 feet to a stake; thence with the
property now or formerly of Sue H. Earle, N. 87-15 W. 144.5 feet to a stake;
thence with other property of Ola E. Culbertson, N. 32-53 E. 208.3 feet to
stake in center line of said lot; thence with said lot, S. 46-56 E. 57 feet
to the beginning.

Together with all and singular rights, members, hereditaments, and appurtenances to the same belonging in any way incident or ap-
pertaining, 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 whomsoever lawfully claiming the same or any part thereof.