

GREENVILLE, S. C.

STATE OF SOUTH CAROLINA
COUNTY OF Greenville

OCT 6 1 56 PM '71

BOOK 1209 PAGE 85

OLLIE FARNSWORTH
R. M. C. MORTGAGE OF REAL ESTATE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, I, Lawrence E. Dyer

(hereinafter referred to as Mortgagor) is well and truly indebted unto Southern Bank and Trust Company (Fountain Inn, S. C., Branch)

(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 Fifty-Five Hundred - - - - -

Dollars (\$ 5,500.00) due and payable

as follows: \$110.87 on the first day of November 1971 and \$110.87 on the first day of each succeeding month thereafter until paid in full

with interest thereon from date at the rate of 7-3/4 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 on the Northern side of S. C. Highway No. 417, about 3 miles East of the Town of Simpsonville, and shown as a 7.37 acre tract of land on a plat of the property of Goldie L. Kilgore, said plat being prepared by C. O. Riddle, Surveyor, in May 1970, and according to said plat has the following metes and bounds, to-wit:

BEGINNING at an iron pin on the Northern side of S. C. Highway No. 417, joint corner with land of W. M. Peace, and running thence along said Highway, S. 54-08 W. 359.1 feet to an iron pin; thence N. 35-52 W. 779.2 feet to an iron pin, joint corner with Phillip's property; thence along the joint line of Phillips, N. 11-46 E. 417.8 feet to an iron pin, joint corner with lands of Phillips and Peace property; thence with the joint line of the Peace property, S. 38-33 E. 1061.9 feet to the point of beginning.

This being the same property conveyed to the mortgagor by deed of the said Goldie L. Kilgore on the 18th day of December 1970, said deed of record in the Office of the R. M. C. for Greenville County, S. C., in Deed Book 905, Page 26.

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 whomsoever lawfully claiming the same or any part thereof.