

GREENVILLE CO. S. C.
APR 27 11 29 AM '72
OLLIE FARNSWORTH
USL—FIRST MORTGAGE OF REAL ESTATE
R. M. C.

BOOK 1230 PAGE 650

MORTGAGE

State of South Carolina

COUNTY OF Greenville

To All Whom These Presents May Concern: We, Bennie O. Dillard and Rebecca

S. Dillard (hereinafter referred to as Mortgagor) SEND(S) GREETING:

WHEREAS, the Mortgagor is well and truly indebted unto GREER FEDERAL SAVINGS AND LOAN ASSOCIATION, GREER, 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 Seven-Thousand Two-Hundred Fifty and no/00

DOLLARS (\$7,250.00), with interest thereon from date at the rate of eight (8%) per centum per annum, said principal and interest to be repaid as therein stated, and

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 purpose;

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, O'Neal Township, located about two miles north of the City of Greer on the south side of the Old CCC Camp Road, also known as Ballenger Road, and having the following courses and distances:

BEGINNING at an iron pin on the margin of said road, the southwestern corner of the lot, and runs thence S. 86-51 E. 378.7 feet to an iron pin; thence N. 3-06 W. 146.5 feet to an iron pin; thence S. 88-15 W. 312.1 feet to an iron pin on said road; thence with the margin of said road, S. 27-09 W. 130.4 feet to the beginning corner. This being the same property as conveyed to the Mortgagors herein by deed of Tommy D. Miles. Said deed duly recorded in the Office of R.M.C. for said County in Deed Book 924 at page 142.

AND ALSO:

All that piece, parcel or lot of land adjoining the above described property, in said County, State, and Township, located on the East side of Mayfield Court and northerly from the Ballenger Road, and shown by plat thereof by Terry T. Dill, June 2nd, 1966, and having the following courses and distances, to-wit:

BEGINNING on a nail in the center of Mayfield Court, and runs thence S. 87-33 E. 362 feet to an iron pin; being bounded on said line by lands now or formerly of Tommy Miles; thence S. 40-00 W. 116.3 feet to a pin; thence S. 76-10 W. 141.2 feet to a pin; thence due West 176.2 feet to a nail in the center of said Mayfield Court; thence therewith N. 11-05 E. 134.8 feet to the beginning corner; and bounded on the northerly side by Nell R. Teasley, and westerly by the remainder of the Mayfield Court, and containing ninety-one one-hundredths (91/100) of an acre.

This being the same tract of land as conveyed to the Mortgagors herein by deed of Bobbie Pruitt and Mary G. Pruitt this same date, to be recorded herewith."

Together with all and singular the rights, members, hereditaments, and appurtenances to the same belonging or 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 and any other equipment or 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.