

STATE OF SOUTH CAROLINA }  
COUNTY OF GREENVILLE }

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GREENVILLE CO. S. C.  
MAY 4 1 43 PM '72  
OLLIE FARNSWORTH  
R. P. C.

BOOK 1232 PAGE 55

MORTGAGE OF REAL ESTATE

FOR ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, MICHAEL DINKO AND TOLA B. DINKO

(hereinafter referred to as Mortgagor) is well and truly indebted unto WILTON F. SUDDETH

(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 EIGHT THOUSAND THREE HUNDRED SIXTY EIGHT AND 94/100 Dollars (\$ 8,368.94 ) due and payable at the rate of Two Hundred Fifty and No/100 (\$250.00) Dollars per month beginning on June 1, 1972 and continuing on the first day of each month thereafter until paid in full. Said payments shall be applied first to interest, balance to principal. Mortgagors shall have privileges of anticipation without penalty.

with interest thereon from date at the rate of SEVEN per centum per annum, to be paid: monthly on unpaid balance

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, in Oaklawn Township, containing 41 acres, more or less, located about one mile north of Fork Shoals on the Old Hundred Road, and having, according to a survey made by W. J. Riddle, Surveyor, dated May 11, 1944, the following metes and bounds, to wit:

BEGINNING at or near the center of a county road adjoining property of Maurice Berry, and running thence S. 57-30 W. 741 feet to a stone; thence S. 12-45 W. 1,336 feet to a stone; thence S. 39 W. 614 feet to corner of Little Reedy Fork Creek; thence up said Creek as the line between the property being herein described and a 17.50 acre parcel shown on the plat, N. 50-3 E. 419 feet to a corner at or near the mouth of a branch in Little Reedy Fork Creek; thence up Little Reedy Fork Creek due north 610 feet to a bend therein; thence continuing along said Creek, N. 13 E. 400 feet to a stake on land of T. E. Coker; thence N. 59-45 E. 254 feet; thence N. 27 E. 254 feet to a stake; thence N. 16 E. 237 feet to a stake; thence N. 24 E. 704 feet to a stake; thence N. 47 E. 447.5 feet to a stake on or near the eastern edge of a county road; thence S. 41-45 E. 810 feet along said Road to the beginning.

This is the identical property conveyed to the mortgagors by deed to be recorded herewith and this mortgage is being executed to secure a portion of the purchase price of the said property. This mortgage is second in lien to that held by Annie J. Richards recorded in Mortgage Book 1081 at page 219 and having a current balance of \$4,631.06.

Together with all and singular rights, members, herditaments, 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.