

STATE OF SOUTH CAROLINA

COUNTY OF GREENVILLE

FILED
GREENVILLE (CO. S. C.)

JUN 2 1 27 PM '72

OLLIE FARNSWORTH
R.H.C.

BOOK 1235 PAGE 635

MORTGAGE OF REAL ESTATE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, We, STEVE T. DILL and LINDA L. DILL

(hereinafter referred to as Mortgagor) is well and truly indebted unto

PEOPLES NATIONAL BANK

(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 One Hundred Fifty Four and 64/100 ----
Dollars (\$ 4,154.64) due and payable

with interest thereon from date at the rate of 5 1/2% per centum per annum, to be paid: in 84 equal payments beginning on July 20, 1972, and on the 20th day of each month thereafter until paid in full 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 western side of Meece Bridge Road, approximately 0.8 miles from Reid School Road, shown on a plat of the property of Steve T. Dill, made by Jones Engineering Service, September 4, 1972, and having, according to said plat, the following metes and bounds:

BEGINNING at a nail and cap at the center of a bridge crossing Meece Bridge Road and running thence in Meece Bridge Road, N. 1-00 W., 100 feet to a nail and cap; thence still in Meece Bridge Road, N. 10-08 E., 60 feet to a nail and cap; thence with property of Coleman, N. 69-26 W., 82 feet to an iron pin; thence S. 56-49 W., 80 feet to an iron pin; thence S. 64-49 W., 77 feet to an iron pin; thence S. 29-39 W., 77 feet to an iron pin; thence S. 15-44 W., 38.8 feet to an iron pin; thence S. 9-51 E. 65 feet to an iron pin at a branch; thence with the center line of the branch as the line, the traverse of which is S. 86-51 E., 80 feet, N. 62-25 E., 73.6 feet, and N. 73-35 E., 100 feet, to the point of beginning. This property is subject to the right of way of Meece Bridge Road.

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 filited 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.