

FILED
GREENVILLE CO. S. C.

BOOK 1264 PAGE 155

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

JAN 19 3 17 PM '74
DOONIE S. TANKERSLEY
R.H.C.

MORTGAGE OF REAL ESTATE
TO ALL WHOM THESE PRESENTS MAY CONCERN:

REGULATION NO. 83
COMPLIED WITH
1/19/74

WHEREAS Premier Investment Co., Inc.
(hereinafter referred to as Mortgagor) is well and truly indebted unto William A. Dill

(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

Nineteen Thousand Nine Hundred and No/100----- Dollars (\$19,900.00--) due and payable \$100.00 on June 30, 1973, and the balance of \$19,800.00 plus all interest on the unpaid balance accruing from date of execution on January 5, 1974,

with interest thereon from date at the rate of six per centum per annum, to be paid: at maturity.

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 those pieces, parcels or lots of land, with all improvements thereon or hereafter constructed thereon, situate, lying and being in the County of Greenville, State of South Carolina, and being shown as Lots Nos. 87, 88, 89, 90 and 91, Section Two; Avondale Forest, on Plat recorded in the R^{MC} Office for Greenville County, South Carolina, in Plat Book BBB, at Page 36.~~

ALL those pieces, parcels or lots of land, with all improvements thereon or hereafter constructed thereon, situate, lying and being in the County of Greenville, State of South Carolina, and being shown as Lots Nos. 87, 88, 89, 90 and 91, Section Two; Avondale Forest, on Plat recorded in the R^{MC} Office for Greenville County, South Carolina, in Plat Book BBB, at Page 36.

The Mortgagee agrees to release the within described property from the lien of this mortgage provided the mortgagor deposit a sum equivalent to the unpaid principal balance due on the debt secured hereby in a Federally insured savings and loan association account; and all sums so deposited shall constitute substitute collateral for the property released. The mortgagee shall have the security interest in said savings account only and shall not be entitled to receive any funds from said account except according to the installment due dates of the debt secured by this mortgage.

THIS IS A PURCHASE-MONEY MORTGAGE.

Together with all and singular rights, members, hereditaments, and appurtenances to the same belonging 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 now or hereafter attached, connected, or fitted thereto in any manner; it being the intention of the parties hereto that all 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.

For Return Date 87 thru 91 Section 2 see P. E. M. Book 1264 page 154