

MORTGAGE OF REAL ESTATE Prepared by RILEY AND RILEY, Attorneys at Law, Greenville, S. C.

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

DOONIE S. TANKERSLEY
R.N.C.

MORTGAGE OF REAL ESTATE
TO ALL WHOM THESE PRESENTS MAY CONCERN

WHEREAS, FRANK J. DILL AND BETTY R. DILL

(hereinafter referred to as Mortgagor) is well and truly indebted unto TOY D. BURDETTE AND MAGGIE B. BURDETTE

(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 FIVE HUNDRED AND NO/100THS-----

-----Dollars (\$ 7,500.00) due and payable

in semi-annual installments of \$250.00 plus interest at six (6%) per cent per annum on the unpaid balance with the first payment due July 1, 1973, and every six months thereafter until paid in full.

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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, being shown as a 5.10 acre tract on plat of "Property of T. D. Burdette", prepared by C. O. Riddle, dated May 1, 1970, and having according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin at joint corner of property of mortgagors and mortgagees herein, which iron pin is located N. 17-05 E. 304 feet from an iron pin in center of Harts Lane; thence N. 35-55 E. 679.6 feet to an iron pin; thence N. 84-18 E. 210 feet to an iron pin; thence along property now or formerly of Lucy Hart Fleming S. 6-27 W. 451.1 feet to an iron pin; thence continuing along Fleming property S. 6-16 W. 216.6 feet to an old iron pin; thence S. 49-10 W. 114.9 feet to an iron pin; thence along property of T. D. Burdette N. 72-55 W. 360.8 feet to an iron pin at the beginning corner.

The Mortgagors have the privilege to prepay any and all of this loan on payment dates without penalty

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.