

MORTGAGE OF REAL ESTATE - GREENVILLE, S. C. RECORDED 1292 PAGE 157
WILEY AND RILEY, Attorneys at Law, Greenville, S. C.

STATE OF SOUTH CAROLINA } T 2 10 42 14 '77
COUNTY OF GREENVILLE } BONNIE S. TANKERSLEY
R.M.C. MORTGAGE OF REAL ESTATE
TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, META S. 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 FIFTY-THREE THOUSAND AND NO/100THS

Dollars (\$ 53,000.00) due and payable

in monthly installments of \$740.00 payable first to interest and then to principal with balance due on or before ten (10) years from date

with interest thereon from date at the rate of ten per centum per annum, to be paid: Monthly

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 located on Pendleton Road and Oil Mill Road at Southern Railroad right of way and having according to plat of Property of Meta S. Dill, prepared by Terry T. Dill, dated March 4, 1967, recorded in Plat Book 4Z at page 82 in the R. M. C. Office for Greenville County, South Carolina, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the southwestern side of Pendleton Road and running thence with property now or formerly of R. K. Taylor S. 9-00 W. 158 feet to an iron pin on right of way of Southern Railroad; thence with right of way for Southern Railroad S. 89-30 W. 1060.2 feet to an iron pin; thence in a northerly direction 45 feet to a point in center of Oil Mill Road passing over an iron pin on the southern edge of said road; thence with the center line of Oil Mill Road N. 76-15 E. 854 feet to a point on the southwestern edge of Pendleton Road; thence with a tie line at the edge of and in Pendleton Road S. 58-16 E. 177.7 feet to the beginning corner.

It being understood and agreed between the parties that the within mortgage constitutes a first lien on all of the property shown on plat prepared by Terry T. Dill, Registered Surveyor on March 4, 1967, except that property shown as Warehouse No. 1 having dimensions of 122 feet by 130 feet. As to Warehouse No. 1, this constitutes additional collateral to that certain note executed by the mortgagor of even date herewith.

The same being second and junior in lien to that certain mortgage given to First Federal Savings and Loan Association, in the original amount of \$45,300.00, recorded in REM Volume 1068 at page 575 in the R. M. C. Office for Greenville County, South Carolina. See also mortgage recorded in REM Volume 1003 at page 249 in favor of First Federal Savings and Loan Association.



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 whatsoever lawfully claiming the same or any part thereof.

See Appendix see Plat Book 4Z page 82

4328 RV-2