

JUL 14 12 09 PM '76

DONNIE S. TANKERSLEY  
R.M.C.

# MORTGAGE

THIS MORTGAGE is made this 6th day of May, 19 76,  
between the Mortgagor, Thomas Leland Dill

(herein "Borrower"), and the Mortgagee, GREER FEDERAL SAVINGS AND LOAN ASSOCIATION, a corporation organized and existing under the laws of SOUTH CAROLINA, whose address is 107 Church Street, Greer, South Carolina 29651 (herein "Lender").

WHEREAS, Borrower is indebted to Lender in the principal sum of --- TWENTY THOUSAND AND NO/100 (\$20,000.00) --- Dollars, which indebtedness is evidenced by Borrower's note dated May 6, 1976, (herein "Note"), providing for monthly installments of principal and interest, with the balance of the indebtedness, if not sooner paid, due and payable on November 1, 2006;

To SECURE to Lender (a) the repayment of the indebtedness evidenced by the Note, with interest thereon, the payment of all other sums, with interest thereon, advanced in accordance herewith to protect the security of this Mortgage, and the performance of the covenants and agreements of Borrower herein contained, and (b) the repayment of any future advances, with interest thereon, made to Borrower by Lender pursuant to paragraph 21 hereof (herein "Future Advances"), Borrower does hereby mortgage, grant and convey to Lender and Lender's successors and assigns the following described property located in the County of Greenville, State of South Carolina: about two miles northwest of Ebenezer Church, in Glassy Mountain Township, shown and designated as Block 3, containing 4.9 acres, on plat made for Kenneth Dill by W. N. Willis, Engineers, from field survey by S. D. Atkins, made September 21, 1971, showing courses and distances as follows:

BEGINNING on a nail near center of Howard Road at a point about two miles west of State Highway No. 414, and in Paul Brown's line, and running with Brown line S. 8-55 W. 576 feet to an iron pin on bank of Middle Tyger River; thence with the river line N. 35-00 W. 127 feet; thence N. 42-20 W. 100 feet; thence N. 77-00 W. 200 feet; thence S. 85-00 W. 86 feet to an iron pin; thence beginning at river N. 37-15 W. 60 feet to iron pin at end of last call; thence N. 33-30 W. 100 feet, the branch the line; thence N. 2-40 W. 78 feet to an iron pin; thence leaving the branch, N. 66-00 E. 176 feet to an iron pin; thence N. 34-10 E. 260 feet to a nail in center of Howard Road (passing an iron pin at 25 feet from nail in road); thence with center of road and with Foster line S. 65-35 E. 88 feet to a nail; thence S. 72-00 E. 202 feet to the beginning.

This being the same property conveyed to mortgagor by deed of Kenneth Dill recorded in Deed Book 927 at page 584, R.M.C. Office for Greenville County.



which has the address of Route 2, Landrum,  
South Carolina 29356 (Street) (City);  
(State and Zip Code) (herein "Property Address");

To HAVE AND TO HOLD unto Lender and Lender's successors and assigns, forever, together with all the improvements now or hereafter erected on the property, and all easements, rights, appurtenances, rents, royalties, mineral, oil and gas rights and profits, water, water rights, and water stock, and all fixtures now or hereafter attached to the property, all of which, including replacements and additions thereto, shall be deemed to be and remain a part of the property covered by this Mortgage; and all of the foregoing, together with said property (or the leasehold estate if this Mortgage is on a leasehold) are herein referred to as the "Property."

Borrower covenants that Borrower is lawfully seised of the estate hereby conveyed and has the right to mortgage, grant and convey the Property, that the Property is unencumbered, and that Borrower will warrant and defend generally the title to the Property against all claims and demands, subject to any declarations, easements or restrictions listed in a schedule of exceptions to coverage in any title insurance policy insuring Lender's interest in the Property.

87 11 90  
4328 RV-2J