

STATE OF SOUTH CAROLINA,  
COUNTY OF GREENVILLE

MORTGAGE OF REAL ESTATE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

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WHEREAS, ROY A. DILLARD AND LUCILE F. DILLARD,

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

DEACONS OF TEMPLE BAPTIST CHURCH,

(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 Five Thousand Two Hundred and No/100---- Dollars (\$5,200.00) due and payable

upon the sale of the Mortgagors' property in Central, South Carolina, but no later than one (1) year from date

with interest thereon from date at the rate of --8%-- per centum per annum, to be paid: annually

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:

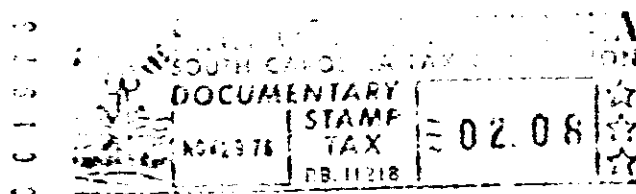
ALL that certain piece, parcel or lot of land, with all improvements thereon, or hereafter constructed thereon, situate, lying and being in the State of South Carolina, County of

Greenville, in Austin Township, near the corporate limits of the Town of Simpsonville, and being Lot No. 1 of the Howard Subdivision, plat of said Subdivision made by L. C. Godsey Survey in April, 1956, and being recorded in the RMC Office for Greenville County in Plat Book LL, at Page 63, and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the North side of State Highway No. 417, joint corner with the land of George W. Webb, and running thence with the Northern edge of said Highway, S. 77-00 W. 103 feet to an iron pin, joint front corner with Lot No. 2; thence with joint line of Lot No. 2, N. 8-36 W. 196.8 feet to an iron pin, joint back corner with Lot No. 2 on line of Lot No. 4; thence N. 78-49 E. 114.3 feet to an iron pin in or near branch; back joint corner with Lot No. 4; thence with the branch S. 16-58 W. 23.4 feet to an iron pin on line of property of Geo. W. Webb; thence with the joint line of the Webb property S. 11-00 E. 172 feet to the beginning corner.

This is the same property conveyed to the mortgagors herein by deed of the mortgagee herein to be recorded of even date herewith.

It is agreed and understood that this mortgage shall be second and junior in lien to a first mortgage given to Laurens Federal Savings and Loan Association executed of even date herewith.



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 fitted 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.

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