

P. O. Box 2332
Greenville, S. C. 29602

1418 610

STATE OF SOUTH CAROLINA

MORTGAGE OF REAL ESTATE

COUNTY OF Greenville

Whereas, Jerry L. Dill and Barbara Dill

of the County of Greenville, in the State aforesaid, hereinafter called the Mortgagor, is

indebted to First South Financial Corporation,

a corporation organized and existing under the laws of the State of South Carolina, hereinafter called Mortgagee, as evidenced by a certain promissory note of even date herewith, the terms of which are incorporated herein by reference

in the principal sum of Three Thousand Four Hundred Sixty-five Dollars (\$ 3465.66), with interest as specified in said note

Whereas, the Mortgagee, at its option, may hereafter make additional advances to the Mortgagor, or his successor in title, at any time before the cancellation of this mortgage, which additional advance(s) shall be evidenced by the Notes or Additional Advance Agreements of the Mortgagor, shall bear such maturity date and other provisions as may be mutually agreeable, which additional advances, plus interest thereon, attorney's fees and Court costs shall stand secured by this mortgage, the same as the original indebtedness, provided, however, that the total amount of existing indebtedness and future advances outstanding at any one time may not exceed the maximum principal amount of

Twenty-five Thousand Dollars (\$ 25,000.00), plus interest thereon, attorney's fees and Court costs

Now, Know All Men, the Mortgagor in consideration of the aforesaid debt and for better securing the payment thereof to the Mortgagee, and also in consideration of the further sum of One Dollar (\$1.00) 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, assigned, and released, and by these presents does grant, bargain, sell, assign, and release unto the Mortgagee, its successors and assigns the following described property:

All that lot of land in the County of Greenville, State of South Carolina, near the City of Greenville, being known and designated as Lot No. 2 on plat of COLE ACRES, recorded in the RMC Office for Greenville County in Plat Book P, at page 73, and having, according to said plat, the following metes and bounds, to-wit:
BEGINNING at an iron pin on the Old Rutherford Road, joint corner of Lots Nos. 2 and 3, and running thence with Old Rutherford Road, N. 14-20 E. 90.7 feet to an iron pin; thence S. 77-54 E. 198.7 feet to an iron pin; thence S. 15-39 W. 92 feet to an iron pin; thence N. 77-44 W. 197.6 feet to the beginning corner on Old Rutherford Road. The above mentioned Old Rutherford Road is sometimes called Base Hospital Road and is also known as Piedmont Park Road.

This is the identical property conveyed to the Mortgagors herein by deed of Jerry L. Dill, and Barbara Dill, dated April 5, 1974, recorded April 8, 1974, in the RMC Office for Greenville County in Deed Book 996, at page 709.

This mortgage is junior in lien to that certain Note and Mortgage heretofore executed unto Jerry Dill, in the original amount of \$15,000.00, recorded in said RMC Office in Mortgage Book 1306, at page 562.

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