

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

**MORTGAGE OF REAL ESTATE
TO ALL WHOM THESE PRESENTS MAY CONCERN:**

WHEREAS, JOHN DUNN JR., AND DARLENE DUNN

(hereinafter referred to as Mortgagor) is well and truly indebted unto BANK OF TRAVELERS TRUST

(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 Thirty-Three Thousand and No/100

Dollars (\$ 33,000.00) due and payable

530.94, commencing on February 25, 1978, and 530.94 on the 25th day of each and every month thereafter until paid in full.

with interest thereon from date hereof at the rate of nine (9) 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, in Bates Township, known and designated as Lots Nos. 10 and 11 on Plat of property of E. S. Bulman as recorded in the REC Office for Greenville County in Plat Book BB, at Page 35, and when described together and according to said plat have the following notes and bounds, to-wit:

BEGINNING at a point in the center of Gear Highway where Chestnut Ridge Road intersects with said Gear Highway; thence running with the center of Gear Highway, S. 82 E. 52.2 feet to an iron pin at the corner of Lot No. 9; thence with the line of Lot No. 9, S. 130 E. 395.9 feet to an iron pin on line of Lot No. 12; thence with the line of Lot No. 12, N. 62-30 W. 186 feet to an iron pin on the Eastern side of Chestnut Ridge Road; thence with the Eastern side of Chestnut Ridge Road, N. 20 E. 277.2 feet to the point of beginning.

ALSO: ALL that certain piece, parcel or lot of land, situate, lying and being in the State of South Carolina, County of Greenville, being known and designated as Lot No. 9 of the property of E. S. Bulman, according to plat thereof prepared by J. C. Hill, Surveyor, Sept. 24, 1949, and recorded in the REC Office for Greenville County in Plat Book Y, Page, 57, and having, according to said plat, the following notes and bounds, to-wit:

BEGINNING at an iron pin in the center line of the right-of-way for the Gear Highway, the joint front corner of Lots Nos. 9 and 10 and running thence along the center of line of said right-of-way, S. 82-0 E. 100 feet to an iron pin at the corner of Lot No. 8; thence along the line of that lot, S. 3-30 W. 427.5 feet to an iron pin on the line of Lot No. 12; thence along the line of that lot, N. 62-30 W. 90 feet to an iron pin at the rear corner of Lot No. 10; thence along the line of that lot, N. 1-30 W. 395.9 feet to the beginning corner.

Less acreage taken by Condemnation described below:

ALL that parcel or strip of land within 35 feet of the survey centerline on the left, between approximate survey stations 380+95 and 382+47, being bounded on the North by Route #276, East by lands of Mrs. Milva A. McGill et al, South by other lands of Darlene Dunn and West by Chestnut Ridge Road (Road S-538). Total acreage taken by Condemnation.

ALSO: ALL that certain piece, parcel or tract of land in Greenville County, State of South Carolina, in Cleveland Township, being shown and designated as 13.5 acres more or less on a plat entitled PLAT OF 13.5 ACRES TRACT OF S. C. BEATTIE ESTATE, made by Terry T. Dill, April 13, 1960, and having, according to said plat, the following notes and bounds, to-wit:

BEGINNING at an iron pin on a 50 foot road, at the corner of the Leatherwood Property, and running thence with the line of the Leatherwood Property, N. 37-00 W. 605 feet to iron pin; thence S. 71-00 W. 633 feet to a stone; and running thence S. 12-00 E. 410 feet to an iron pin; thence S. 19-55 W. 303.6 feet to an iron pin on 50 foot road; thence along the 50 foot road the following courses and distances: S. 72-00 E. 185 feet; N. 75-15 E. 200 feet;

(See attached continuation of description) Page 1 of 3 pages

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.

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