

MORTGAGE - INDIVIDUAL FORM - DILLARD & MITCHELL, P.A., GREENVILLE, S. C. P. O. Box 19
 STATE OF SOUTH CAROLINA } 2 28 PM '79 VOL 1402 PAGE 11
 COUNTY OF GREENVILLE } TRAVELERS REST, S. C. 29690
MORTGAGE OF REAL ESTATE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, JOHN M. DILLARD

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

(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-one Thousand Four Hundred and no/100ths ----- Dollars (\$ 31,400.00) due and payable as set forth in said note,

with interest thereon from date at the rate of 7-1/2 per centum per annum, to be paid: quarterly.

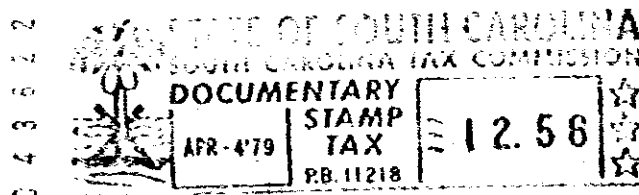
WHEREAS, the Mortgagor may hereafter become indebted to the said Mortgagee for such further sums as may be advanced to or for the Mortgagor's account for taxes, insurance premiums, public assessments, repairs, or for any other purposes:

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 piece, parcel or tract of land containing 13.88 acres, more or less, situate, lying and being on the northwestern side of McElhanev Road, approximately one mile west of the Town of Travelers Rest, in Greenville County, South Carolina, being the easternmost portion of Tract No. 5 of the PROPERTY OF A. J. GREENE ESTATE, on a plat made by W. J. Riddle, Surveyor, dated August 18, 1938, recorded in the RMC Office for Greenville County, S. C., in Plat Book J, page 35, and having according to a plat of the PROPERTY OF J. M. DILLARD, made by Freeland and Associates, Engineers, dated March 13, 1979, recorded in the RMC Office for Greenville County, S. C., in Plat Book 7-A, page 26, the following metes and bounds, to-wit:

BEGINNING at a nail and cap in the center line of the McElhanev Road, approximately 500 feet east of the intersection of McElhanev Road with White Horse Road at the corner of property owned by Billy Joe Greene, said beginning point being the common corners of Tracts Nos. 5 and 6 of the A. J. Greene Estate, and running thence a new line through Tract No. 5, N. 5-03 E., 1396.60 feet to an iron pin at a fence; thence along the line of property now owned by Ethel S. Greene, N. 41-55 E., 1025.86 feet to an iron pin; thence along the line of property owned by Charles R. and Theodore Batson, S. 39-51 E., 175 feet to an iron pin at the corner of property owned by Billy Joe Greene; thence along the line of property owned by Billy Joe Greene (said line being the common line of Tracts 5 and 6 of the A. J. Greene Estate) S. 24-30 W., 2220.00 feet to the point of beginning.

The above described property is the same conveyed to John M. Dillard by deed of Ruth Greene Evins to be recorded simultaneously herewith, this being a purchase money mortgage and a first lien on the property.



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Together with all and singular rights, members, herditaments, 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.

The Mortgagor further covenants and agrees as follows:

- (1) That this mortgage shall secure the Mortgagee for such further sums as may be advanced hereafter, at the option of the Mortgagee, for the payment of taxes, insurance premiums, public assessments, repairs or other purposes pursuant to the covenants herein. This mortgage shall also secure the Mortgagee for any further loans, advances, readvances or credits that may be made hereafter to the Mortgagor by the Mortgagee so long as the total indebtedness thus secured does not exceed the original amount shown on the face hereof. All sums so advanced shall bear interest at the same rate as the mortgage debt and shall be payable on demand of the Mortgagee unless otherwise provided in writing.

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