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STATE OF SOUTH CAROLINA }
COUNTY OF GREENVILLE } DEERSLEY

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

WHEREAS, Michael Dinko and Tola B. Dinko

hereinafter referred to as Mortgagor) is well and truly indebted unto
Southern Bank and Trust Company

hereinafter referred to as Mortgagee) as explained by the Mortgagor's promissory note of even date herewith, the terms of which are incorporated herein by reference in the sum of

Thirty nine thousand and no/100 (\$39,000.00) ----- Dollars 39,000.00 due and payable

per terms of note of even date

with interest thereon from date at the rate of 12 per centum per annum, to be paid
per terms of note of even date

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, being known and designated as Lot No. 27 of a subdivision known as Pebble Creek, Phase I, as shown on revised Plat thereof prepared by Enwright Associates, Engineers, dated March 22, 1974, and recorded in the RMC Office for Greenville County in Plat Book 5D, at Page 38, and having according to said plat the following metes and bounds, to wit:

BEGINNING at an iron pin on the western side of Honeybee Lane at the joint front corner of Lots 27 and 28, and running thence along the western side of Honeybee Lane, S 20-27 E 50 feet to an iron pin; thence continuing S 30-51 E 50 feet to an iron pin at the joint front corner of Lots 26 and 27; running thence along the common line of said lots, S 59-10 W 201.14 feet to an iron pin at the joint rear corner of lots 26 and 27; running thence along the rear line of Lot No. 27, N 35-52 W 56.56 feet to an iron pin; thence continuing N 11-53 W 96.78 feet to an iron pin at the joint rear corner of lots 27 and 28; running thence along the common line of said lots N 74-01 E 189.93 feet to an iron pin on the western side of Honeybee Lane, being the point of beginning.

This is the same property conveyed to the Mortgagors herein by deed of First Federal Savings and Loan Association of Greenville as recorded in Deed Book 1035, at page 223 on April 26, 1976.

This mortgage is junior in priority to that certain mortgage given by mortgagors to First Federal Savings and Loan Association of Greenville as recorded in Mortgage Book 1365 at page 870 on April 26, 1976, having an initial amount of \$40,200, and having a present balance of approximately \$ 39,157.79.

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE
MORTGAGEE
SOUTHERN BANK AND TRUST COMPANY
1979 MAR 15 11 36 AM

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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