

60-01 Yale Ave.
Meriden, Conn.

MORTGAGE OF REAL ESTATE -

BOOK 1502 PAGE 338

STATE OF SOUTH CAROLINA }
COUNTY OF GREENVILLE }
GREENVILLE }
DONN. P. PERSLEY }
R.M.C. }

MORTGAGE OF REAL ESTATE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, RONALD R. DYAR

(hereinafter referred to as Mortgagor) is well and truly indebted unto WALTER J. SOKOL and ELIZABETH A. SOKOL

(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 Seven Thousand and No/100-----

----- Dollars (\$ 7,000.00) due and payable

in full on or before May 4, 1981.

with interest thereon from November 1, 1980 at the rate of 15% or the prevailing rate, whichever is less. per centum per annum, to be paid at maturity

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, being known and designated as a part of the property conveyed to Norwood C. Bryant and Ruth S. Bryant by deed of Bennie H. Bradberry, dated May 10, 1958, recorded in the RMC Office for Greenville County, SC in Deed Book 598 at Page 365, and being more completely described according to a plat and survey made by Terry T. Dill, Reg. C.E. & L.S., No. 104, dated Feb. 10, 1974, with the following metes and bounds, to-wit:

BEGINNING at a point in center of S.C. Highway No. 186 at intersection of Shipman Road, and running thence with center of Shipman Road, N. 60-22 W. 214 feet to a point; thence still with center of Shipman Road, N. 45-30 W. 380 feet to a point in center of Shipman Road, iron pin offset on northeast side by road right of way; thence N. 45-00 E. with line of Clifford Moody property, joint corner with other Bryant property, 358 feet; thence S. 01-01 E. 315 feet to an iron pin; thence S. 61-16 E. 358 feet to an iron pin and stone across S.C. Highway No. 186, the beginning corner. Containing 2.6 acres more or less.

THIS being the same property conveyed to the mortgagor herein by deed of Walter J. Sokol and Elizabeth A. Sokol, of even date, to be recorded herewith.

THIS mortgage is second and junior in lien to that mortgage given to Southern Bank & Trust Company, dated May 5, 1980 in the original amount of \$15,900.00, recorded in the RMC Office for Greenville County, S.C. on May 6, 1980 in Mortgage Book 1502 at Page 343.

RECORDED
MAY 10 1980
GREENVILLE COUNTY, S.C.
R.M.C.

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 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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