

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

RECORDED
MAY 28 AM '81
R.M.C.

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 & TRUST COMPANY

(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-SIX THOUSAND AND NO/100-----

Dollars (\$ 36,000.00) due and payable

with interest thereon from May 5, 1981 at the rate of 17.5 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, and being at the northwest corner of the intersection of Poinsett Highway (also known as US Highway 25 and Buncombe Road) and Cathy Street (formerly known as Second Street) near the City of Greenville, being known and designated as Lots 1 and 3, block G, on plat of Park Place recorded in the RMC Office for Greenville County in Plat Book A at page 119 and having according to a more recent plat prepared by Dalton & Neves Engineers, dated June, 1967, entitled Property of Annie C. Griffin, recorded in Plat Book RRR at page 23, the following metes and bounds;

BEGINNING at the northwest corner of the intersection of Poinsett Highway and Cathy Street and running thence with the western side of the Poinsett Highway N. 0-15 E. 100 feet to a point at the joint front corner of Lots Nos. 3 and 5; thence with the line of Lot No. 5 N. 89-45 W. 150 feet to a point on the eastern side of of a 10 foot alley; thence with the eastern side of said alley S. 0-15 W. 100 feet to a point on the northern side of Cathy Street; thence with the northern side of Cathy Street S. 89-45 E. 150 feet to the point of beginning.

This is the same property conveyed to the mortgagors herein by deed of Walter S. Griffin, Jr., Mitchell King, Jr., and Walter G. King dated July 18, 1979 and recorded in the RMC Office for Greenville County in Deed Book 1107 at page 49.

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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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