

State of South Carolina

Mortgage of Real Estate

County of Greenville

THIS MORTGAGE made this 2nd day of June, 1981.

by Herman F. Dill, Jr.

(hereinafter referred to as "Mortgagor") and given to SOUTHERN BANK & TRUST CO.

(hereinafter referred to as "Mortgagee"), whose address is

Post Office Box 1329, Greenville, South Carolina 29602

WITNESSETH:

THAT WHEREAS, Herman F. Dill, Jr. is indebted to Mortgagee in the maximum principal sum of Seventy Thousand and NO/100 Dollars (\$ 70,000.00), which indebtedness is evidenced by the Note of Herman F. Dill, Jr. of even date herewith, said principal together with interest thereon being payable as provided for in said Note, the final maturity of which is one year after date (balloon balance) the date hereof, the terms of said Note and any agreement modifying it are incorporated herein by reference.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS that the said Mortgagor, for and in consideration of the aforesaid indebtedness and in order to secure the payment thereof together with any renewals or extensions or modifications thereof upon the same or different terms or at the same or different rate of interest and also to secure in accordance with Section 29-3-50, as amended, Code of Laws of South Carolina (1976): (i) all future advances and readvances that may subsequently be made to Mortgagor by Mortgagee evidenced by the aforesaid Note, or by other promissory notes, and all renewals and extensions thereof; and (ii) all other indebtedness of Mortgagor to Mortgagee, now or hereafter existing, whether direct or indirect, the maximum amount of all indebtedness outstanding at any one time secured hereby not to exceed \$ plus interest thereon, all charges and expenses of collection incurred by Mortgagee including court costs and reasonable attorney's fees, has granted, bargained, sold, released and by these presents does grant, bargain, sell and release unto the Mortgagee, its successors and assigns, the following described property:

All that certain piece, parcel or lot of land in Greenville County, State of South Carolina, being known and designated as Lot NO. 60 on plat entitled "Map of Roland Heights" shown by plat thereof prepared by W. J. Riddle, Surveyor, dated July, 1950 and recorded in the R.M.C. Office for Greenville County in Plat Book S at Page 34 and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the southwestern side of the right-of-way of U. S. Highway #276 at the joint front corner of Lots 60 and 61 and running thence with the joint line of said lots S. 54-51 W. 402.5 feet to a point in the center line of Railroad; thence with the center line of Railroad N. 33-12 W. 135.1 feet to an iron pin; thence with line of property, now or formerly, of F. M. Todd Estate N. 57-45 E. 165.3 feet to an iron pin and N. 54-15 E. 112 feet to an iron pin and N. 74-00 E. 127 feet to an iron pin on the southwestern side of U. S. Highway #276; thence with the southwestern side of said highway S. 35-09 E. 86 feet to the beginning corner.

This is the same property conveyed to the mortgagor herein by deed of Lillian White Cannon and Virginia White King as Power of Attorney for Lillian White Cannon recorded in the R.M.C. Office for Greenville County, South Carolina, on April 6, 1981 in Deed Volume 1145 at Page 764.

STATE OF SOUTH CAROLINA DOCUMENTARY STAMP \$ 20.00 JUN 4 1981 1211

TOGETHER with all and singular rights, members, hereditaments and appurtenances belonging or in any way incident or appertaining thereto; all improvements now or hereafter situated thereon; and all fixtures now or hereafter attached thereto (all of the same being deemed part of the Property and included in any reference thereto);

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