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R.M.C. REAL ESTATE MORTGAGE

LENDER - MORTGAGEE

FORD MOTOR CREDIT COMPANY

211 Century Dr., Suite 100-C, Greenville, S.C. 29607

BORROWER(S) - MORTGAGOR(S)

William C. Dyar and Debra H. Dyar

Rt. 5, State Park Rd., Greenville, S.C. 29609

STATE OF SOUTH CAROLINA, )  
County of Greenville )



TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS the undersigned Mortgagor(s) hereinafter referred to as "Mortgagor" in and by that certain Promissory Note, bearing Loan Date 2-16-82, stand firmly held and bound unto Ford Motor Credit Company hereinafter sometimes referred to as "Mortgagee," in the penal sum of Thirty Eight Thousand Four Hundred and no/100-DOLLARS, conditioned for the payment of the full and just sum of Seventeen Thousand Seven Hundred Fifty Nine and 50/100 DOLLARS as in and by the said Promissory Note and condition thereof, reference being thereunto had, will more full appear.

NOW, KNOW ALL MEN, THAT said Mortgagor William C. Dyar & Debra H. Dyar in consideration of the said debt and sum of money aforesaid, and for the better securing the payment thereof to the said Mortgagee, according to the condition of the said Promissory Note, have granted, bargained, sold and released, and by these presents do grant, bargain, sell and release unto the said Mortgagee.

FORD MOTOR CREDIT COMPANY,  
ITS SUCCESSORS AND ASSIGNS:

ALL that certain piece, parcel or lot of land in the County of Greenville, State of South Carolina on the eastern side of State Park Road as shown on plat entitled "Property of William C. Dyar", prepared by C. O. Riddle, R.L.S., April, 1975 containing 0.65 acres, and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin at the corner of property conveyed to William C. Dyar and running thence on a line N. 15-02 E., 162.5 feet to an iron pin; running thence N. 77-53 W., 8 (crossing iron pin back on line at 25 feet) 215 feet to a nail and cap; thence S. 19-46 W., 94.8 feet to a nail and cap; running thence S. 60-35 E., (crossing iron pin at 25 feet on line) 229.7 feet to an iron pin the point of beginning. This is the same property conveyed to William C. Dyar by deed of William O. Holloway recorded in the R.M.C. Office in Deed Book 1056 at Page 66 May 5, 1977.

ALSO: ALL that certain piece, parcel or lot of land in the County of Greenville, State of South Carolina on the western side of State Park Road being shown and designated as "Property of William Dyar" on plat prepared by C.O. Riddle, RLS, April, 1975 and containing according to said plat, 0.22 acres, and having the following metes and bounds, to-wit:

For remainder of description see attached.

TOGETHER with all and singular the rights, members, hereditaments and appurtenances to the said premises belonging, or in anywise incident or appertaining.

TO HAVE AND TO HOLD all and singular the said premises unto the said Mortgagee, its successors and assigns forever. And the Mortgagor does hereby bind his heirs, executors, and administrators, to warrant and forever defend all and singular the said premises unto the said Mortgagee, its successors and assigns, from and against his heirs, executors, administrators and assigns, and all other persons whomsoever lawfully claiming or to claim the same or any part thereof.

AND IT IS AGREED, by and between the said parties, that the said Mortgagor, his heirs, executors or administrators, shall and will forthwith insure the house and building on said lot, and keep the same insured from loss or damage by fire in at least such sums as the Mortgagee shall from time to time require and assign the policy of insurance to the said Mortgagee, its successors or assigns. And in case the Mortgagor at any time neglects or fails so to do, then the said Mortgagee, its successors or assigns, may cause the same to be insured in its own name, and reimburse itself for the premium and expenses of such insurance under the mortgage.

AND IT IS AGREED, by and between the said parties in case of default in any of the payments of interest or principal as herein provided for, or in the said Promissory Note for which this instrument is evidence of security, the whole amount of the debt secured by this mortgage shall at the option of the said Mortgagee become immediately due and payable.

AND IT IS FURTHER AGREED, that said Mortgagor, his heirs and assigns, shall pay promptly all taxes assessed and chargeable against said property, and in default thereof, that the holder of this mortgage may pay the same, whereupon the entire debt secured by this mortgage shall immediately become due and payable, if the Mortgagee shall so elect.

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