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WARRSLEY

BOOK 1575 PAGE 137

MORTGAGE OF REAL ESTATE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, Joanna M. Dipple

(hereinafter referred to as Mortgagor) is well and truly indebted unto Dallas Brooks

(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 Thousand and 00/100 -----

----- Dollars (\$ 30,000.00 ) due and payable

on demand

with interest thereon from date at the rate of 10% per centum per annum, to be paid:

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 the improvements thereon, situate, lying and being in the State of South Carolina, County of Greenville, being known and designated as Lot No. 65 on a plat entitled "Revision of Lots 65 and 66 Oakwood Acres" prepared by Jones Engineering Services, dated March 1969 and having the following metes and bounds, to wit:

BEGINNING at an iron pin on the Southwestern side of Live Oak Court at the joint corner of Lot 66, and running thence S. 56-07 E. 90-.7 feet to an iron pin; thence S. 56-07 E. 59.3 feet to an iron pin; thence S. 44-37 E. 78 feet to an iron pin; thence S. 7-16 W. 10 feet to an iron pin; thence S. 83-42 W. 207 feet to an iron pin on the eastern side of Idlewild Drive, thence with the eastern side of Idlewild, N. 6-18 E. 25.1 feet to an iron pin on the northern side of Idlewild Drive, thence with the northern side of Idlewild Drive, S. 83-42 W. 181.75 feet to an iron pin; thence N. 6-37 W. 75 feet to an iron pin; thence N. 56-53 E. 207 feet to an iron pin on the southwestern side of Live Oak Court; thence with the southwestern side of Live Oak Court, S. 67-25 E. 50 feet to the point of beginning.

THIS being the same property conveyed to the mortgagor and Charles H. Dipple by Deed of Robert M. Phillips, Jr. and Nannette K. Phillips as recorded in Deed Book 1116, at Page 628, in the R.M.C. Office for Greenville County, South Carolina, on November 30, 1979.

THIS Mortgage is junior in lien to the rank of that Mortgage given to First Federal Savings and Loan Association, in the original amount of \$41,143.74, recorded in the R.M.C. Office for Greenville County, South Carolina, in Mortgage Book 1489, at Page 924, on the 30th day of November, 1979.

(The interest of Charles H. Dipple in the foregoing property was conveyed and transferred by Deed recorded in Deed Book 1170, at Page 29, in the R.M.C. Office for Greenville County, South Carolina, on the 13th day of July, 1982.)

STATE OF SOUTH CAROLINA  
DOCUMENTARY STAMP  
JUL 1982 12.00

Together with all and singular rights, members, hereditaments, and appurtenances to the same belonging in any way incident or appertaining, and of all 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.

The Mortgagor further covenants and agrees as follows:

(1) That this mortgage shall secure the Mortgagee for such further sums as may be advanced hereafter, at the option of the Mortgagee, for the payment of taxes, insurance premiums, public assessments, repairs or other purposes pursuant to the covenants herein. This mortgage shall also secure the Mortgagee for any further loans, advances, readvances or credits that may be made hereafter to the Mortgagor by the Mortgagee so long as the total indebtedness thus secured does not exceed the original amount shown on the face hereof. All sums so advanced shall bear interest at the same rate as the mortgage debt and shall be payable on demand of the Mortgagee unless otherwise provided in writing.

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