

State of South Carolina

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AUG 18 1982  
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Mortgage of Real Estate



County of GREENVILLE

THIS MORTGAGE made this 10th day of August, 1982

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  
Greenville, South Carolina

WITNESSETH:

THAT WHEREAS, Herman F. Dill, Jr.  
is indebted to Mortgagee in the maximum principal sum of Eighty-Nine Thousand, Two Hundred Twenty-Two and 05/100 Dollars (\$ 89,222.05), 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 \_\_\_\_\_ after 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:

PARCEL NO. 1

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.

PARCEL NO. 2

All that certain piece, parcel or lot of land, with all improvements thereon, or hereafter to be constructed thereon, situate, lying and being in the State of South Carolina, County of Greenville, at the intersection of Pendleton Rd. and Oil Mill Rd. and having according to a plat entitled plat of Property of Meta S. Dill dated July 21, 1967, prepared by Terry T. Dill, Engineer, the following metes and bounds, to-wit:

BEGINNING at a point in the center of Pendleton Rd. (at its intersection with Oil Mill Rd.), corner of S. Cotton Oil Co. line and running thence with the center of Pendleton Rd., S. 58-30 E. 155 feet to an iron pin; thence leaving the center of Pendleton Rd. and running in a southwesterly direction to an iron pin on the southeastern side of Pendleton Rd.; thence S. 9-00 W. 153 feet, passing over a ROW Spur Tract to a spike on the right of way line of Southern Railway; thence with the right of way of Southern Railway, S. 89-30 W. 132.3 feet to an iron pin; thence N. 1-12 W. 244 feet to a point in the center of Oil Mill Rd.; thence with Oil Mill Rd., following the center thereof, N. 76-15 E. 38.6 feet to the center of Pendleton Rd., the point of beginning.

DERIVATION: Parcel No. 1: Deed of Lillian White Cannon and Virginia White King as Power of Attorney for Lillian White Cannon recorded in RMC, Greenville County, on April 6, 1981 in Deed Volume 1145 at Page 764. Parcel No. 2-Deed of Meta S. Dill recorded July 14, 1977 in RMC, Greenville County, Deed Book 1060, Page 539.

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 thereunto)

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