

GREENVILLE CO. S. C.
FILED
SEP 29 2 46 PM '82
DONNIE S. TANKERSLEY
R.H.C.

BOOK 1581 PAGE 754

MORTGAGE

THIS MORTGAGE is made this 27th day of September,
1982, between the Mortgagor, Bennie O. Dillard

, (herein "Borrower"), and the Mortgagee, First Federal Savings and Loan Association of South Carolina, a corporation organized and existing under the laws of the United States of America, whose address is 301 College Street, Greenville, South Carolina (herein "Lender").

WHEREAS, Borrower is indebted to Lender in the principal sum of Four Thousand Six Hundred and No/100 (\$4,600.00) Dollars, which indebtedness is evidenced by Borrower's note dated September 27, 1982, (herein "Note"), providing for monthly installments of principal and interest, with the balance of the indebtedness, if not sooner paid, due and payable on October 1, 1987.....;

TO SECURE to Lender (a) the repayment of the indebtedness evidenced by the Note, with interest thereon, the payment of all other sums, with interest thereon, advanced in accordance herewith to protect the security of this Mortgage, and the performance of the covenants and agreements of Borrower herein contained, and (b) the repayment of any future advances, with interest thereon, made to Borrower by Lender pursuant to paragraph 21 hereof (herein "Future Advances"), Borrower does hereby mortgage, grant and convey to Lender and Lender's successors and assigns the following described property located in the County of Greenville, State of South Carolina.

O'Neal Township, located about two miles north of the City of Greer on the south side of the Old CCC Camp Road, also known as Ballenger Road, and having the following courses and distances:

BEGINNING at an iron pin on the margin of said road, the southwestern corner of the lot, and runs thence S. 86-51 E. 378.7 feet to an iron pin; thence N. 3-06 W. 146.5 feet to an iron pin; thence S. 88-15 W. 312.1 feet to an iron pin on said road; thence with the margin of said road, S. 27-09 W. 130.4 feet to the beginning corner. This being the same property as conveyed to the Mortgagor herein by deed of Tommy D. Miles. Said deed duly recorded in the Office of R.M.C. for said County in Deed Book 924 at Page 142.

AND ALSO:

All that piece, parcel or lot of land adjoining the above described property, in said County, State, and Township, located on the East side of Mayfield Court and northerly from the Ballenger Road, and shown by plat thereof by Terry T. Dill, June 2nd, 1966, and having the following courses and distances, to-wit:

BEGINNING on a nail in the center of Mayfield Court, and runs thence S. 87-33 E. 362 feet to an iron pin, being bounded on said line by lands now or formerly of Tommy Miles; thence S. 40-00 W. 116.3 feet to a pin; thence S. 76-10 W. 141.2 feet to a pin; thence due West 176.2 feet to a nail in the center of said Mayfield Court; thence therewith N. 11-05 E. 134.8 feet to the beginning corner; and bounded on the northerly side by Nell R. Teasley, and westerly by the remainder of the Mayfield Court, and containing ninety-one one-hundredths (91/100) of an acre.

This being the same tract of land as conveyed to the Mortgagors herein by deed of Bobbie Pruitt and Mary G. Pruitt this same date, to be recorded. Recorded in Deed Book 942, Page 90, dated 250 April 72.

This is a second mortgage and is Junior in Lien to that mortgage executed by Bennie O. Dillard to Greer Federal Savings and Loan Association, recorded in the RMC Office for Greenville County in Book 1230 page 650 dated April 25, 1972.

which has the address of Route 9, Box 157, Princess Circle, Greer,
(Street) (City)
South Carolina 29651 (herein "Property Address");
(State and Zip Code)

TO HAVE AND TO HOLD unto Lender and Lender's successors and assigns, forever, together with all the improvements now or hereafter erected on the property, and all easements, rights, appurtenances, rents, royalties, mineral, oil and gas rights and profits, water, water rights, and water stock, and all fixtures now or hereafter attached to the property, all of which, including replacements and additions thereto, shall be deemed to be and remain a part of the property covered by this Mortgage; and all of the foregoing, together with said property (or the leasehold estate if this Mortgage is on a leasehold) are herein referred to as the "Property."

Borrower covenants that Borrower is lawfully seised of the estate hereby conveyed and has the right to mortgage, grant and convey the Property, that the Property is unencumbered, and that Borrower will warrant and defend generally the title to the Property against all claims and demands, subject to any declarations, easements or restrictions listed in a schedule of exceptions to coverage in any title insurance policy insuring Lender's interest in the Property.

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