

STATE OF SOUTH CAROLINA  
COUNTY OF GREENVILLE

FILED  
JUN 4 12 53 P.M. '84  
S.C.

MORTGAGE OF REAL ESTATE  
TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, RONALD R. DYAR AND JANICE S. DYAR  
R.M.C.

(hereinafter referred to as Mortgagor) is well and truly indebted unto ROBERT C. CHILDS AND MARCIA W. CHILDS

(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 Seventeen Thousand Five Hundred and No/100

Dollars (\$ 17,500.00 ) due and payable

in accordance with terms of note of even date herewith

with interest thereon from \_\_\_\_\_ date \_\_\_\_\_ at the rate of twelve per centum per annum, to be paid: monthly

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 all improvements thereon, or hereafter constructed thereon, situate, lying and being in the State of South Carolina, County of Greenville, in Bates Township, known as and being a part of the land conveyed to grantor by deed of Claud Brazeal and according to a plat and survey made by Carolina Engineering and Surveying Co. of Greenville dated May, 1967, for Robert Childs, having the following metes and bounds, to-wit:

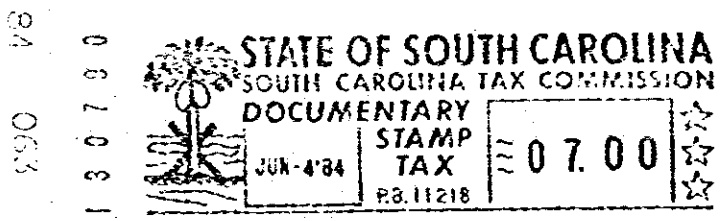
BEGINNING on an iron pin on the eastern side of the right of way of State Highway 186 and running thence S. 50-37 E., 100.5 feet to an iron pin; thence N. 67-52 E., 204.0 feet to a black gum on bank of creek; thence with the meanders of said creek (creek is the line) traverse line as shown by plat as follows: S. 83-46 E., 148.0 feet to an iron pin; thence S. 42-55 E., 200.0 feet; thence S. 35-06 E., 110.2 feet; thence S. 54-0 E., 200 feet; thence S. 58-45 E., 138 feet; thence S. 27-26 E., 500 feet; thence S. 24-25 E., 163 feet to a poplar; thence N. 65-00 W., 606.5 feet to iron pin; thence N. 85-00 W., 300.3 feet to iron pin; thence N. 65-00 W., 66 feet to an iron pin near a large poplar; thence N. 14-21 E., 241.0 feet to iron pin; thence N. 16-30 W., 422.0 feet to an iron pin; thence S. 86-51 W., 158.8 feet to iron pin; thence N. 47-32 W., 95.0 feet to iron pin on right of way of S.C. Highway 186; thence with right of way of S.C. Highway 186 N. 7-43 W., 26.7 feet to the beginning corner, more or less.

ALSO:

All that piece, parcel or tract of land situate, lying and being near the Town of Marietta, in the County of Greenville, State of South Carolina, on the easterly side of South Carolina Highway 186 directly opposite the intersection of Shipman Road with said Highway and having, according to a plat entitled "Survey for Robert C. Childs" dated June 2, 1976, and prepared by W. R. Williams, Jr., Engineer/Surveyor, the following metes and bounds, to-wit:

BEGINNING at an old iron pin on the easterly side of South Carolina Highway No. 186, the joint front corner of property of the grantor herein and property now or formerly of Stroud, and running thence S. 68-10 E., 256.6 feet to a Black Gum; running thence along the common line of property of the grantor herein and property of the grantees herein (Childs) S. 67-52 W., 204 feet to an old iron pin; running thence N. 50-37 W., 100.5 feet to an old iron pin on the easterly side of South Carolina Highway 186; running thence along the easterly side of said Highway N. 14-42 E., 112.2 feet to an old iron pin, the point of beginning.

This is the same property conveyed to the mortgagors by deed of mortgage recorded simultaneously herewith.



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

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