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STATE OF SOUTH CAROLINA }  
COUNTY OF GREENVILLE }

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

WHEREAS, DWYNELL E. DILL

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

GEORGE W. GRANT, 209 Laurens Rd., Greenville, S.C 29601

(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

Six Thousand Three Hundred and 00/100

Dollars (\$6,300.00) due and payable

with interest thereon from date at the rate of 12% per centum per annum, to be paid:  
on April 5, 1985

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

ALL that piece, parcel or lot of land, with all improvements thereon, situate, lying and being in the State of South Carolina and the County of Greenville on the Eastern side of Pleasantburg Drive, also known as S.C. Highway 291 in the Pleasantburg Shopping Center being the Northern one-half of the property shown as the major portion of LOT NO. 3 on a plat of J.H. Sitton prepared by Piedmont Engineering Service dated 4/13/55 and recorded in Plat Book II at Page 127, the entire Northern and Southern one halves having the following metes and bounds:

BEGINNING at a point on the Eastern side of S.C. 291 (joint front corner of lots 3 and 4) and running S. 88-15 E. 183.77 to a point on the service alley; thence N. 0-43 E. 40-02 to a point (joint rear corner of land conveyed by Lineberger to third party); thence N. 88-15 W. 182.01 feet to a point on the Eastern side of S.C. 291; thence S. 1-45 W. 40 Feet to point of beginning.

ALSO conveyed is an undivided interest in and to that easement granted by deed of Lindberger as recorded in Deed Book 1138 at 812.

Being the property conveyed to the mortgagor by deed of George W. Grant dated April 5, 1984 and recorded in Deed Book 1214 at Page 337.

6/5/84

STATE OF SOUTH CAROLINA  
SOUTH CAROLINA TAX COMMISSION  
DOCUMENTARY  
STAMP  
TAX  
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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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