

FILED
MORTGAGE - INDIVIDUAL FORM GREENVILLE, S.C.
STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE
JUL 9 1 57 PM '82
DONNIE S. TANKERSLEY
R.H.C.

BOOK 77 PAGE 664

BOOK 1372 PAGE 297

MORTGAGE OF REAL ESTATE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, BOBBY CHEATHAM and PHYLLIS CHEATHAM

hereinafter referred to as Mortgages) is well and truly indebted unto MICHAEL DINKO and TOLA B. DINKO

hereinafter referred to as Mortgagee) as evidenced by the Mortgagee's promissory note of even date herewith, the terms of which are incorporated herein by reference, in the sum of Twenty-seven Thousand Nine Hundred and no/100ths Dollars (\$ 27,900.00) due and payable

as set forth in said note,

Fork Creek, due North 610 feet to a bend; thence continuing up said creek as the line, N. 13 E., 400 feet to a stake on the property now or formerly owned by T. E. Coker; thence N. 59-45 E., 254 feet to a point; thence N. 27 E., 254 feet to a stake; thence N. 16 E., 237 feet to a stake; thence N. 24 E., 704 feet to a stake; thence N. 47 E., 447.5 feet to a stake at or near the edge of the above mentioned county road; thence along said road, S. 41-45 E., 810 feet to the point of beginning.

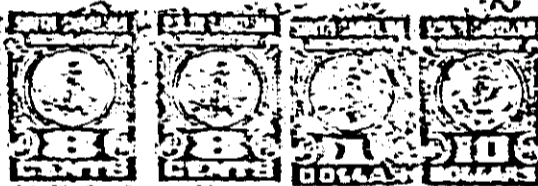
Witness:
Mary Thomas

A. Brown

The above property is the same conveyed to the Mortgagees by the Mortgagee, by deed dated July 7, 1976, to be recorded herewith.

Witness:
Donnie S. Tankersley

MARK 8 COPY



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 fixed 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 Mortgagee 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 Mortgagee further covenants to warrant and forever defend all and singular the said premises unto the Mortgagee forever, from and against the Mortgagee and all persons whomsoever lawfully claiming the same or any part thereof.

The Mortgagee 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 Mortgagee 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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