

DEC 12 11 22 AM 1965

MORTGAGE OF REAL ESTATE—Offices of PYLE & PYLE, Attorneys at Law, Greenville, S. C.

STATE OF SOUTH CAROLINA }
COUNTY OF GREENVILLE }

CLERK OF COURTS

BOOK 1046 PAGE 257

MORTGAGE OF REAL ESTATE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, JAMES P. TAYLOR and PEGGY P. TAYLOR

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

E. D. HARRELL, EUNICE C. HARRELL

and NANCY C. KEITH

(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 Sixty Three Hundred and no/100 -----

Dollars (\$6300.00) due and payable

in accordance with the terms of the Note attached hereto of even date and, by reference, made a part hereof.

with interest thereon from date at the rate of 6 1/2% 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, being shown as Lot 13 on Map of Sleepy Hollow and, according to said Map, having the following metes and bounds, to-wit:

BEGINNING at a point on the South side of Fairview Drive at the Joint corner of Lots 13 and 14 and running thence with the line of said lots, S. 3-20 W., 239.8 feet; thence S. 22-54 W., 212 feet; thence N. 86-40 W., 263.2 feet; thence N. 6-24 E., 419.5 feet to point on turnaround; thence with curve of turnaround (the chord of which is S. 78-21 E.) 61 feet; thence continuing with said curve, (the chord of which is N. 59-43 E.) 70.3 feet; thence with Fairview Drive, N. 88-27 E., 94.2 feet; thence continuing with Fairview Drive, S. 76-23 E., 100 feet to the point of beginning and containing 3.08 acres.

This mortgage is given subject to a 25 foot easement along the West boundary given to Gary A. Tharpe for ingress and egress to his adjoining property.

Together with all and singular rights, members, herditaments, 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 fitted 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 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.

A. L. Causey

from Nancy C. Keith (her 1/2 Int.)

1 April 191969. Assignment recorded

1339 of R. E. Mortgages on Page 711

21 May 1975, # 27164

FOR SATISFACTION TO THIS MORTGAGE SEE SATISFACTION BOOK 30 PAGE 375

SATISFIED AND CANCELLED OF RECORD
21 DAY OF May 1975
James S. Tankersley
R. M. C. FOR GREENVILLE COUNTY, S. C.
AT 9:48 O'CLOCK 2 P. M. NO. 27164