

MAY 16 3 37 PM '73

DONNIE S. TANKERSLEY
R.M.C.

MORTGAGE

BOOK 1277 PAGE 577

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

RECORDED
COMPLIED WITH

TO ALL WHOM THESE PRESENTS MAY CONCERN:

THIS MORTGAGE is made by the between the Mortgagor (s)

Edward C. Taylor and Katharine B. Taylor (herein "Borrower") and the

Mortgagee First Piedmont Bank and Trust Company

Greenville, South Carolina (herein "Lender").

WHEREAS, the Borrower is indebted to the Lender in the sum of Twenty-five Thousand (\$25,000.00) Dollars (\$ _____) as evidenced by the Borrower's promissory Note of even date herewith (herein "Note") the terms of which are incorporated herein by reference, with principal and interest to be paid as therein stated, the unpaid balance of which, if not sooner paid, shall be due and payable one year from date hereof; and

WHEREAS, the Borrower may have borrowed other monies from the Lender (which term as used throughout this Mortgage Agreement shall include any Holder) which monies have not been fully repaid and the Borrower may hereafter become indebted to the Lender for such further sums as may be advanced to or for the Borrower's account for taxes, insurance premiums, public assessments, repairs, or for any other purpose; and

WHEREAS, the Borrower desires and intends to secure any and all of said existing indebtedness and future advances and indebtedness by granting to Lender a Mortgage on the real property hereinafter described, which Mortgage shall be security for all obligations of the Borrower to Lender in the total principal amount of Thirty Thousand-- Dollars (\$ 30,000.00);

NOW, THEREFORE, KNOW ALL MEN, that the Borrower (jointly and severally if more than one), in consideration of the foregoing and also in consideration of the further sum of Three and No/100 (\$3.00) Dollars to the Borrower in hand well and truly paid by the Lender at and before the sealing and delivery of these presents, the receipt whereof is hereby acknowledged, TO SECURE TO LENDER the repayment of: (a) the indebtedness evidenced by the aforesaid Note, with interest thereon; (b) 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 (c) all other money heretofore or hereafter advanced by the Lender to or for the account of the Borrower and all other present or future direct or contingent liabilities and indebtedness of the Borrower to the Lender of any nature whatsoever to the fullest extent allowed by law, and any modifications, extensions, rearrangements or renewals of any of (a)-(c) (all hereinafter collectively called the "Obligations"), with the limitation that the total principal amount of said Obligations secured hereby shall not exceed the amount specified in the preceding paragraph, together with reasonable attorney's fees, court costs and expenses of whatever kind incident to the collection of any of said Obligations and the enforcement of the Mortgage interest created hereby, does hereby mortgage, grant bargain, sell and release unto the Lender, its successors and assigns, the following described real estate:

All that piece, parcel or lot of land, with all improvements thereon, or hereafter constructed thereon, situate, lying and being on the easterly side of Rockingham Road, near the City of Greenville, County of Greenville, State of South Carolina, being designated as Lot No. 23 on the plat of "Barksdale" made by Dalton & Neves, Engineers, dated December, 1959, and recorded in the R.M.C. Office for Greenville County, South Carolina, in Plat Book QQ at pages 118-119, and having according to said plat the following metes and bounds:

BEGINNING at an iron pin on the eastern side of Rockingham Road at the joint front corner of Lots Nos. 22 and 23 and running along the line of Lot No. 22, S. 74-22 E. 261 feet to an iron pin on the rear line of Lot No. 37; thence along the rear line of Lot No. 37, S. 16-52 W. 135 feet to an iron pin at the joint rear corner of Lots Nos. 23, 24, 36 and 37; thence along the line of Lot No. 24, N. 77-52 W. 250 feet to an iron pin at the joint front corner of Lots Nos. 23 and 24; thence along Rockingham Road N. 12-08 E. 150 feet to an iron pin at the point of beginning.

This is the identical property conveyed to the mortgagors herein by deed of Huguenin & Douglas, Inc., dated November 10, 1966, and recorded in the R.M.C. Office for Greenville County, South Carolina, in Deed Book 809 at page 265.

This mortgage is junior in lien to that certain mortgage given by the mortgagors herein to Fidelity Federal Savings and Loan Association in the original principal sum of \$40,000.00, dated December 5, 1966, and recorded in the R.M.C. Office for Greenville County, South Carolina, in Mortgage Book 1046 at page 8.