

NOV 1 3 44 AM '81

STATE OF SOUTH CAROLINA }
COUNTY OF GREENVILLE }

RECORDED }
R.M.C. }

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

WHEREAS, We, Larry L. Taylor and Margaret B. Taylor
Route 6, Piedmont, South Carolina
(hereinafter referred to as Mortgagor) is well and truly indebted unto Carolina National Bank, East First Avenue
Easley, S.C.

(hereinafter referred to as Mortgagee) as evidenced by the Mortgagor's promissory note of even date herewith, the terms of which are in-
corporated herein by reference, in the sum of

Eighteen Thousand One Hundred Twenty-five and 40/100 Dollars (\$ 18,125.40) due and payable
Sixty (60) monthly installments of Three Hundred Two and 09/100 (\$ 302.09) each com-
mencing on the 30th day of November, 1981 and continuing with like sum on the same
day of each successive month thereafter until paid in full

with interest thereon from date at the rate of 18% APR 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 and designated as Lot 53 on plat of
Section No. 3 of Belle Terre Acres, which plat is recorded in the R.M.C. Office for
Greenville County in Plat Book 6H-44, and having, according to said plat, the follow-
ing metes and bounds, to-wit:

BEGINNING at an iron pin on the Southwesterly side of El-Je-Ma Forest at the joint
front corner of Lots 52 and 53, and running thence with the common line of said lots
South 31-35 West 246.7 feet to an iron pin at the joint rear corner of said lots;
thence with the rear corner of Lot 53 North 38-42 West 183.6 feet to an iron pin at
the joint rear corner of Lots 53 and 54; thence with the line of Lots 53 and 54 North
43-49 East 215.6 feet to an iron pin on the Southwesterly side of El-Je-Ma Forest,
joint front corner of Lots 53 and 54; thence with the southwesterly side of El-Je-Ma
Forest, South 44-49 East 107.1 feet and South 55-39 East 22.9 feet to an iron pin, the
point of BEGINNING.

This is the identical tract of land conveyed to Mortgagors herein by deed recorded in
the office of the R.M.C. for Greenville County, S. C. in Deed Book 1112, at Page 604.
from James W. Mahon dated 9/28/79.

This property is subject to any and all easements and rights of way for roads, utili-
ties, drainage, etc. as may appear of record and/or on the premises and to any coven-
ants, restrictions or zoning ordinances affecting such property as appear of record,
and specifically to those certain restrictions recorded in Book 1091, at Page 331 in
the office of the R.M.C. for Greenville County, S.C.



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

400 8
6261801

4328 RV-2