

MORTGAGE

STATE OF SOUTH CAROLINA, }
COUNTY OF Greenville }

TO ALL WHOM THESE PRESENTS MAY CONCERN: I, James M. Taylor,

(hereinafter referred to as Mortgagor) SEND(S) GREETING:

WHEREAS, the Mortgagor is well and truly indebted unto LAURENS FEDERAL SAVINGS AND LOAN ASSOCIATION, LAURENS, S. C. (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 - - FIVE THOUSAND AND no/100 - - - - - DOLLARS (\$ 5000.00), with interest thereon from date at the rate of - - Six - -(6 %) per centum per annum, said principal and interest to be repaid as therein stated, and

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 purpose;

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, Fairview Township, and containing, according to a plat and survey made by E. E. Gary, Surveyor, June 1, 1950, one-half(50/100) acres, more or less, and with the following metes and bounds, to-wit: Beginning at an iron pin on line of land of Floyd and Mary W. Weathers and running with said line S. 33-3/4 W. 129 to an iron pin; thence with line of land of J. B. Gault, N. 56-1/4 W. 387 to an iron pin; thence N. 33-3/4 E. 129 to an iron pin; thence S. 56-1/4 E. 3.87 to an iron pin on the Floyd and Mary W. Weathers land line, the point of beginning, and bounded by lands of the said Floyd and Mary W. Weathers and lands of J. B. Gault."

This being the identical land conveyed to the mortgagor by J. B. Gault by deed dated June 3, 1950, and recorded in the office of the R.M.C. for Greenville County in Deed Book 462, Page 201.

- ALSO -

*All that piece, parcel or lot of land, situate, lying and being in the State of South Carolina, County of Greenville, Fairview Township, in or near the town of Fountain Inn, with the following metes and bounds, as will appear by reference to a plat thereof made by J. M. Bryson, June 29, 1951, and recorded in the R. M. C. office in Plat Book T, Page 453: beginning at an iron pin, joint corner with lot above described, and running thence S. 56-15 E. 255 feet along the line of lot above described to an iron pin; thence with the line of Floyd & Mary W. Weathers N. 33-45 E. 80 feet to an iron pin; thence N. 21-15 W. 105 feet to an iron pin; thence S. 84-30 W. 220 feet to an iron pin, the point of beginning; and bounded by lands now or formerly of J. B. Gault, Floyd & Mary W. Weathers and the lot above described.

This being the identical land conveyed to the mortgagor by J. B. Gault by deed dated July 23, 1951, and recorded in the office of the R. M. C. for Greenville County in Deed Book 462, Page 214.

Together with all and singular the rights, members, hereditaments, and appurtenances to the same belonging or 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 and any other equipment or 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.