

MORTGAGE OF REAL ESTATE—Mann, Foster, Johnston & Ashmore, Attorneys at Law, Justice Building, Greenville, S. C.

STATE OF SOUTH CAROLINA

COUNTY OF GREENVILLE

GREENVILLE COUNTY  
JUN 4 25 PM 1967

MORTGAGE OF REAL ESTATE

BOOK 1058 PAGE 119

TO ALL WHOM THESE PRESENTS MAY CONCERN:

OLLIE FARNWORTH  
R. M. C.

WHEREAS, I, ALBERT Q. TAYLOR, JR., Trustee,

(hereinafter referred to as Mortgagor) is well and truly indebted unto SOUTHERN BANK & TRUST COMPANY

(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 (\$5,000.00)-----

----- Dollars (\$5,000.00 ) due and payable

January 1, 1968

with interest thereon from date at the rate of  $6\frac{1}{2}$  per centum per annum, to be paid: Quarterly

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, Grove Township, consisting of two 17.8 tracts of

land on the southeastern side of Sandy Springs Road, as shown on a plat entitled Property of Jack K. Taylor, by Carolina Engineering & Surveying Co., dated June 14, 1965, and recorded in the RMC Office for said county in Plat Book BBB, at page 113, and having the following metes and bounds:

BEGINNING at a point on the southwestern side of a road at the joint front corner of a 17.0 acre tract and a 17.8 acre tract and running thence S. 54-05 W. 1675.1 feet to a point in line of property joining Cartee; thence N. 38-49 W. a total of 1192.6 feet to old stone; thence N. 69-47 E. 1410 feet to road; thence along road S. 21-0 E. 20.5 feet, S. 57-24 E. 109.9 feet, S. 55-01 E. 743.8 feet to the point of beginning.

LESS, HOWEVER, a tract of land conveyed to Anthony Moyer by deed dated March 22, 1967, conveying 8.9 acres as is shown on plat entitled Survey for Jack K. Taylor, dated March 7, 1967, and said deed of conveyance is recorded in the RMC Office for Greenville County in Deed Book \_\_\_\_\_, at page \_\_\_\_\_.

ALSO ALL that piece, parcel or tract of land, situate, lying and being in the State of South Carolina, County of Greenville, in Gantt Township, on the South side of Springbrook Road, being shown and designated as Lot No. 2 on a plat entitled Plat of Lots of Albert Taylor, dated April 14, 1955, by Terry T. Dill, recorded in Plat Book II, at page 129, and having the following metes and bounds:

BEGINNING at a point on the South side of Springbrook Drive at joint front corner of Lots Nos. 3 and 2 and running thence N. 86-35 W. 69.5 feet; thence S. 0-38 E. 140 feet; thence S. 86-35 E. 69.5 feet; thence N. 0-38 W. 140 feet to the point of beginning.

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 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.

PAID IN FULL & SATISFIED, this 5 day of June 1967.

Southern Bank and Trust Company  
Greenville, South Carolina

By Geo. P. Wenck V. Pres. - S. H. Hunt

Witness Meta G. Stowe  
Gonna H. Coker

SATISFIED AND CANCELLED OF RECORD

6 DAY OF June 1967  
Ollie Farnsworth

R. M. C. FOR GREENVILLE COUNTY, S. C.

AT 10:02 O'CLOCK A. M. NO. 29815