

JUN 6 1 15 PM '75

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DONNIE S. TANKERSLEY  
R.H.C.

STATE OF SOUTH CAROLINA }  
COUNTY OF GREENVILLE }

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

WHEREAS, we, James C. and Elizabeth Taylor,

(hereinafter referred to as Mortgagor) is well and truly indebted unto Southern Bank and 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 Seven Thousand Seven Hundred Sixty and 88/100---

Dollars (\$7,760.88 ) due and payable

in seventy-two (72) monthly installments of One Hundred Seven and 79/100 (\$107.79) Dollars each, commencing on July 1, 1975, and on the same date of each successive month thereafter until paid in full,

with interest thereon from date at the rate of as shown in note

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, in Bates Township:

Lot No. 1

BEGINNING at a point on the Tugaloo Road and running thence N. 61.00 E. 887 feet to an I.P. in the Whitmire line; thence N. 32.45 W. 109 feet to an I.P.; thence S. 84.45 W. 537 feet to an I.P. in the Whitmire line and the corner of Dave Frazier's line; thence S. 46 2/3 W. 230 feet with the Frazier line to a point in Tugaloo Road; thence up the center of said road S. 3.30 W. 315 feet with the center of said road to the beginning corner. Containing 4.5 acres more or less.

Lot No. 2

BEGINNING at a point on Tugaloo Road at R. P. Grice's line; thence in a Northerly direction 167 feet to an I.P. in the Tugaloo Road; thence in a Southwestern direction 172 feet with the Dave Frazier line to an I.P. on the Keeler Bridge Road; thence South 57 feet up Keeler Bridge Road to an I.P.; thence East 100 feet with R. P. Grice's line to an I.P. the point of beginning in the Tugaloo Road. Containing by estimation one-half (1/2) acre more or less.



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Together with all and singular rights, members, hereditaments, and appurtenances to the same belonging 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 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.

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