

State of South Carolina

FILED
GREENVILLE CO. S.C.

Mortgage of Real Estate



County of Greenville

FEB 29 10 53 AM '84

THIS MORTGAGE made this 13 day of January, 19 84

by Billie D. Taylor and L. Alton Taylor a/k/a Alton Taylor

(hereinafter referred to as "Mortgagor") and given to SOUTHERN BANK & TRUST CO.

(hereinafter referred to as "Mortgagee"), whose address is P.O. Box 1329, Greenville, South Carolina 29602

WITNESSETH:

THAT WHEREAS, Billie D. Taylor and L. Alton Taylor a/k/a Alton Taylor is indebted to Mortgagee in the maximum principal sum of Seventy Six Thousand Six Hundred Eighty-Five and 20/100 Dollars (\$ 76,685.20), Which indebtedness is evidenced by the Note of January 13, 1984 of even date herewith, said principal (plus interest thereon) being payable as provided for in said Note, (the final maturity of which is _____ after the date hereof) the terms of said Note and any agreement modifying it are incorporated herein by reference.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS that the said Mortgagor, for and in consideration of the aforesaid indebtedness and in order to secure the payment thereof together with any renewals or extensions or modifications thereof upon the same or different terms or at the same or different rate of interest and also to secure in accordance with Section 29-3-50, as amended, Code of Laws of South Carolina (1976): (i) all future advances and readvances that may subsequently be made to Mortgagor by Mortgagee evidenced by the aforesaid Note, or by other promissory notes, and all renewals and extensions thereof; and (ii) all other indebtedness of Mortgagor to Mortgagee, now or hereafter existing, whether direct or indirect, the maximum amount of all indebtedness outstanding at any one time secured hereby not to exceed \$ 76,685.20 plus interest thereon, all charges and expenses of collection incurred by Mortgagee including court costs and reasonable attorney's fees, has granted, bargained, sold, released and by these presents does grant, bargain, sell and release unto the Mortgagee, its successors and assigns, the following described property:

Full interest in and to All that certain piece, parcel or lot of land situate lying and being in the State of South Carolina, County of Greenville, being known and designated as Lot # 81 of a subdivision known as Cedar Vale, Section II, as shown on plat thereof recorded in the RMC Office for Greenville County in Plat Book 4-F at page 12, and having according to said plat the following metes and bounds to-wit:

Beginning at an iron pin on the northern side of Overton Court, joint front corner of Lot # 82 and running thence with the line of Lot 82 S. 37-59 W. 220.95 feet to an iron pin; thence S. 72-09 E 154.9 feet to an iron pin, thence S. 75-52 E 115.4 feet to an iron pin; thence S. 75-59 E 199.9 feet to an iron pin, thence N. 19-13 E 65 feet to an iron pin; thence N. 42-33 W 225.5 feet to an iron pin on the northern side of said court. N 68-59 W. 100 feet and N. 43-50 W 22 feet to the point of beginning.

This mortgage is made subject to such easements, restrictions, or rights of way as may appear of record or on the premises, and is also subject to a mortgage to First Federal Savings & Loan Association of Greenville dated 2-11-77 as recorded 2-15-77 in mortgage book 1389 at page 247.

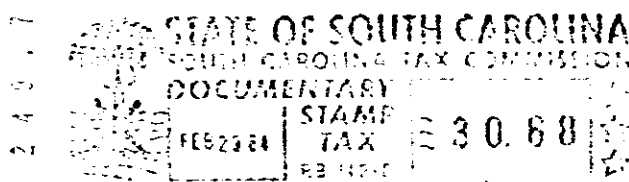
This is the same property conveyed to the mortgagor by deed of Colonial Company, Inc., dated 1-9-70 recorded in the RMC Office for Greenville County in Deed Book 882 at page 448.

All that certain piece, parcel or tract of land situate, lying and being in Greenville County, State of South Carolina, North of the City of Greenville, on the west side of Buckhorth Road, being shown and designated as containing 4.5 acres on a plat of Property for W.E. Williams Jr., and Claudine C. William by Jones Engineering Service dated September 8, 1966 recorded in Plat book GGG at page 454 and having such metes and bounds as are thereby shown. Reference to said plat and record thereof is hereby made for a more detailed description.

This is the same property conveyed to the mortgagor by deed of Gregory Rex Hamilton dated October 25, 1977 and recorded in the RMC Office for Greenville County in Deed Book 1067 at page 519.

TOGETHER with all and singular rights, members, hereditaments and appurtenances belonging or in any way incident or appertaining thereto; all improvements now or hereafter situated thereon; and all fixtures now or hereafter attached thereto (all of the same being deemed part of the Property and included in any reference thereto):

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