

BANKERS TRUST OF SOUTH CAROLINA
P. O. Box 867
1322 W. Poinsett St.
Greer, S. C. 29651

Vol 1045 987

MORTGAGE

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

TO ALL WHOM THESE PRESENTS MAY CONCERN Douglas O. Taylor, William T. Taylor
and James H. Taylor

Greenville, South Carolina of
hereinafter called the Mortgagor, send(s) greetings:

WHEREAS, the Mortgagor is well and truly indebted unto Bankers Trust of South Carolina,
Greer, South Carolina hereinafter called the Mort-
gagee, as evidenced by a certain promissory note of even date herewith, the terms of which are incorporated herein by
reference in the principal sum of Ninety-Five Thousand & No/100-----
Dollars (\$95,000.00), with interest from date at the rate of ~~500~~ ~~XXXXXX~~ ~~XXXXXX~~ ~~XXXXXX~~
~~XXXXXX~~ said principal and interest being payable at the office of Bankers Trust of South Carolina,
Greer, South Carolina, or at such other place as the holder of the note may designate in writing, in ~~XXXXXX~~
~~XXXXXX~~ accordance with the terms set forth in the ~~XXXXXX~~ promissory note of
~~XXXXXX~~ even date ~~XXXXXX~~ ~~XXXXXX~~ ~~XXXXXX~~ ~~XXXXXX~~ ~~XXXXXX~~ ~~XXXXXX~~
until the principal and interest are fully paid.

NOW KNOW ALL MEN, That the Mortgagor, in consideration of the aforesaid debt and for better securing the
payment thereof to the Mortgagee, and also in consideration of the further sum of Three Dollars (\$3) 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, the following-described real estate situated in the County of
Greenville State of South Carolina, in the City of Greer, located on
the southern side of intersection of U. S. Highway No.29 and S. C. Highway
No.101 (West Poinsett Street) being shown as .62 acres, more or less, on
a plat of the property of James H. Taylor, Douglas O. Taylor and William T.
Taylor prepared by Wolfe and Huskey, Inc., Engineering & Surveying,
dated September 22, 1976, recorded in the R.M.C. Office for Greenville
County in Plat Book , Page , and having, according to said plat,
the following courses and distances, to-wit:

BEGINNING at an iron pin on the southern side of S. C. Highway 101 (West
Poinsett Street) on the line of the highway right of way and at the joint
front corner of this property and other property of the mortgagors herein
and running thence with the common line of this property and the other
property of the mortgagors herein S. 28-02 E. 222 feet to an iron pin; thence
S. 77-20 W. 132 feet to an iron pin at the joint corner of this property,
other property of the mortgagors herein, property of Paget Chevrolet and
property of Ross Used Cars; thence with the common line of this property
and property of Ross Used Cars, N. 28-38 W. 200 feet to an iron pin on the
100 foot highway right of way of U.S. Highway No.29; thence with the said
highway right of way N. 67-42 E. 130 feet to an iron pin, the point of
beginning.

The mortgagors herein reserve unto themselves, their heirs and assigns a
right of way and easement into, over and across the 30 foot "proposed drive"
as shown on the aforementioned plat.

This is a portion of the property conveyed to Douglas O. Taylor, as Trustee
for Douglas O. Taylor, James H. Taylor and William T. Taylor by deed from
Douglas O. Taylor, as attorney in fact for Rowell Beeco Taylor, dated
March 27, 1973, recorded in the R.M.C. Office for Greenville County in
Deed Book 971, Page 227 and subsequently conveyed by Douglas O. Taylor as
Trustee aforesaid to the mortgagors herein by deed dated October , 1976,
to be recorded herewith in the R.M.C. Office for Greenville County.

- * That the within note and mortgage is not assumable without the
bank's written permission;
- * That the borrower expressly waive the right to State Statute
No.45-88 through 45-96 - more specifically, waive the right to an appraisal
and agree that personal liability will exist for the full difference
between the amount realized from judicial sale and the amount of the debt.

Together with all and singular the rights, benefits, tenements, and appurtenances to the same belonging or in any
way incident or pertaining, and all of the rents, issues, and profits which may arise or be had therefrom, and including
all heating plant, and lighting fixtures, and equipment now or hereafter attached to or used in connection with the real
estate herein described.

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