

STATE OF SOUTH CAROLINA  
COUNTY OF GREENVILLE

MORTGAGE OF REAL ESTATE

BOOK 957 PAGE 505

TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, We, William L. Taylor and Kathleen Taylor

(hereinafter referred to as Mortgagor) is well and truly indebted unto Juanita Groff

(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 Six Hundred Fifty and No/100-----  
----- Dollars (\$ 650.00 ) due and payable

six months from date

with interest thereon from date at the rate of six(6%) per centum per annum, to be paid: on demand

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, near the City of Greenville on the southwestern corner of the intersection of Elizabeth Drive and Barbara Avenue and being known and designated as Lot No. 239 and a portion of Lot No. 240 on plat of property of Robert J. Edwards recorded in the R. M. C. Office for Greenville County in Plat Book "EE", at Pages 60 and 61, and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the southwest side of Elizabeth Drive at the joint front corner of Lots 238 and 239 and running thence along the joint line of said lots, S. 56-30 W. 200 feet to an iron pin; thence N. 33-30 W. 111.9 feet to an iron pin; thence along the southeast side of Barbara Avenue, N. 56-30 E. 200 feet to an iron pin at Elizabeth Drive; thence along Elizabeth Drive S. 33-30 E. 111.9 feet to the point of beginning.

The above described property is the same conveyed unto the Mortgagors herein by deed to be recorded of even date.

This ~~is~~ mortgage is junior in lien to that first mortgage given to The Prudential Insurance Company of America dated May, 1963 in the original amount of \$12,100.00.

Together with all and singular rights, members, herditaments, 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 this date April 3, 1965*

*Juanita L. Groff*

Witness:

*W. E. [unclear]*

*J. W. [unclear]*

RECORDED AND INDEXED BY  
[unclear]  
S. C. FOR GREENVILLE COUNTY  
[unclear]