

C/O Albert Q. Taylor, P.O. Box 2248, Greenville, S.C. 29602

MORTGAGE OF REAL ESTATE—Offices of Leatherwood, Walker, Todd & Mann, Attorneys at Law, Greenville, S. C.

STATE OF SOUTH CAROLINA  
COUNTY OF GREENVILLE

FILED  
GREENVILLE CO. S.C.

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

FEB 10 4 23 PM '81

BOOK 1532 PAGE 186

WHEREAS, I, GRADY BARRETT  
DONNIE S. TANKERSLEY  
R.M.C.

(hereinafter referred to as Mortgagor) is well and truly indebted unto KATHRYN A. TAYLOR, HER HEIRS AND ASSIGNS,

(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

Forty-Three Thousand and No/100----- Dollars (\$ 43,000.00 ) due and payable

with interest thereon from date at the rate of eleven per centum per annum, to be paid:  
monthly in payments of \$539.22 per month.

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, the Mortgagee's heirs, 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, Gantt Township, on the East side of Augusta Road being Lot No. 6 and the rear portion of Lot No. 5 of the property of Albert Q. Taylor, according to a plat thereof, prepared by Dalton & Neves, Engineers, May, 1946, and recorded in the R.M.C. Office for Greenville County in Plat Book P, Page 49 and also known and designated as Lots 6 and 43 as shown on a revised plat of a portion of said property prepared by C.C. Jones Engineers February 21, 1952, also recorded in Plat Book P, Page 49, and having, according to the latter plat the following metes and bounds:

BEGINNING at an iron pin at the Southeast corner of Augusta Road and East Gantt Street, running thence with the South side of East Gantt Street S. 48-44 E. 293 ft. to an iron pin at the corner of Lot No. 42, thence along the line of that lot S. 40-15 W. 175 ft. more or less to an iron pin at the rear joint corner of Lots 32 and 44; thence along the rear line of Lot 44 N. 53-42 W. 73.2 ft. to an iron pin at the joint rear corner of Lots 4 and 5; thence along the rear line of Lot 5 N. 33-18 E. 90.7 ft. to an iron pin at the rear corner of Lot No. 6; thence along the line of that lot N. 48-02 W. 202.3 ft. to an iron pin on the East side of Augusta Road, the joint front corner of Lots 5 and 6; thence along the East side of Augusta Road N. 36-38 E. 100 ft. to the point of beginning.

Derivation: Albert Q. Taylor, Jr., recorded February 10, 1981.

SC 1532-186  
FEB 10 1981

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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