

STATE OF SOUTH CAROLINA  
COUNTY OF Greenville

FILED  
GREENVILLE CO. S.C.  
JUN 17 1984

MORTGAGE OF REAL ESTATE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, Billie D. Taylor and <sup>JUNIOR</sup> Alton Taylor a/k/a Alton Taylor

(hereinafter referred to as Mortgagor) is well and truly indebted unto  
Southern Bank & 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 **Seventy-Six Thousand Six Hundred Eighty-Five and 20/100**-----Dollars (\$ 76,685.20 ) due and payable

with interest thereon from **February 22, 1984** at the rate of **Fourteen** per centum per annum, to be paid:  
**January 22, 88**

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**

A one half undivided 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. 119.9 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 northerside 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 and 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 Buckhorn Road, being shown and designated as containing 4.5 acres on a plat of Property for W.E. Williams Jr., and Claudine C. Williams 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 26, 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 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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