

FILED

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FIRST MORTGAGE ON REAL ESTATE

JUL 27 1960 A.M.

MORTGAGE



STATE OF SOUTH CAROLINA,
COUNTY OF

TO ALL WHOM THESE PRESENTS MAY CONCERN: We, Lane Warren Taylor and
Barbara S. Taylor,

Mrs. Ollie Farnsworth

(hereinafter referred to as Mortgagor) SEND(S) GREETING:

WHEREAS, the Mortgagor is well and truly indebted unto LAURENS FEDERAL SAVINGS AND
LOAN ASSOCIATION, LAURENS, S. C. (hereinafter referred to as Mortgagee), as evidenced by the Mort-
gagor's promissory note of even date herewith, the terms of which are incorporated herein by reference in the
sum of Ten Thousand Four Hundred Forty-Seven & 97/100

DOLLARS (\$10,447.97), with interest thereon from date at the rate of Seven (7%)
per centum per annum, said principal and interest to be repaid as therein stated, and

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 purpose;

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 furthersums 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, Austin Township,
in or near the Town of Simpsonville, being known and designated as lot
No. 54 in a subdivision known as Forest Park, formerly known as Gresham
Park, plat of subdivision being recorded in Flat Book BB, pages 70 and
71 in the Greenville County R.M.C. Office and being the same lot con-
veyed to Jeff R. Richardson, Trustee, by deed recorded in Vol. 507,
page 149. For a fuller description of lot, reference is hereby made
to plat above referred to and courses and distances, metes and bounds
as described therein are here made a part and parcel of this conveyance.

The property described above is subject to the following restrictions:

- 1- No building other than residential property shall be constructed on any lot herein conveyed.
- 2- No dwelling costing less than \$10,000.00 shall be constructed on this property.
- 3- No livestock such as cattle, horses, hogs, goats or chickens shall be maintained, housed or pastured on this property.
- 4- Any residence must be constructed at least 35 feet from the street.

This is the same lot conveyed to Alffed L. Vaughn by Lawrence
Knighton by deed dated August 29, 1957, recorded in the R.M.C. Office
of Greenville County in book 583, page 386, and the same conveyed to
the Mortgagors by deed of Alfred L. Vaughn, dated July 23, 1960.

Together with all and singular the rights, members, hereditaments, and appurtenances to the same belonging or 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 and any other equipment or 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.

For better reference see R.M.C. Book 977, Page 78

Ollie Farnsworth
1960