

MORTGAGE OF REAL ESTATE - Offices of PYLE & PYLE, Attorneys at Law, Greenville, S. C.

JUN 17 10 07 AM 1963

925 PAID 385

STATE OF SOUTH CAROLINA

COUNTY OF GREENVILLE

OLLIE FANNING WORTH
R. M. C.

MORTGAGE OF REAL ESTATE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, We, William Toy Taylor and Ruby Taylor

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

Seven thousand and no/100 - - - - - Dollars (\$ 7,000.00) due and payable

Two hundred thirty one and 35/100 (\$231.35) Dollars quarterly, beginning September 15, 1963, payments to apply first to interest and balance to principal

with interest thereon from date at the rate of 5 3/4 per centum per annum, to be paid quarterly

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, being shown as Lot No. 187 on plat of Addition

No. 1 of South Forest Estates, plat of which is recorded in the RMC office for Greenville County in plat book EE at page 195, and being identically the same as conveyed to mortgagors by Edgar P. and Johanna E. Daugherty on this day by deed to be recorded.

Together with all and singular rights, members, hereditaments, 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 herein above 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.

(over)

Paid and satisfied in full this the 16th day of July 1963
Wm. L. Campbell
Wm. H. Withers

SEARCHED AND INDEXED OF RECORD
19 26
R. M. C. FOR GREENVILLE COUNTY, S. C.
AT 10 O'CLOCK A. M. NO. 1228