

STATE OF SOUTH CAROLINA  
COUNTY OF GREENVILLE

FILED  
GREENVILLE 100. S. C.

BOOK 1199 PAGE 649

MORTGAGE OF REAL ESTATE

JUL 23 1 00 PM '71

TO ALL WHOM THESE PRESENTS MAY CONCERN:

OLLIE FARNSWORTH  
R. M. C.

WHEREAS, I, LEWIS H. TAYLOR, JR.,

(hereinafter referred to as Mortgagor) is well and truly indebted unto FRANK A. ULMER, HELEN L. ULMER, AND MARGARET E. ULMER,

(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 Thousand and No/100-----

----- Dollars (\$ 40,000.00 ) due and payable two months after the Mortgagor occupies that certain property known as Lot #15 on plat of property of Ruth H. Lynch, recorded in Plat Book XX, Page 71, R. M. C. Office for Greenville County, South Carolina, and being the same property deeded to L. H. Taylor, Jr., and Frances Anderson Taylor by Frank A. Ulmer, Helen L. Ulmer, and Margaret E. Ulmer, on even date herewith,

with interest thereon from date at the rate of XX per centum per annum, to be paid: XX

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, on the Southerly side of Woodvale Avenue in the City of Greenville, State of South Carolina, being designated as a part of Lot #246 and a part of Lot #247 on the plat of Traxler Park as recorded in the R. M. C. Office for Greenville County, South Carolina, in Plat Book "F", Pages 114 and 115 and having, according to a survey made by A. Newton Stall dated April 7, 1941, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the Southerly side of Woodvale Avenue, said pin being 25 feet East from the joint front corner of Lots Nos. 245 and 246, and being 1,092.5 feet in an Easterly direction of the Southeasterly corner of the intersection of Woodvale Avenue and Byrd Boulevard, and running thence along the Southerly side of Woodvale Avenue, N. 64-37 E., 95 feet to an iron pin in the front line of Lot No. 247; thence S. 25-23 E., 205.7 feet to an iron pin in the rear line of Lot No. 247; thence S. 62-34 W., 95.06 feet to an iron pin in the rear line of Lot No. 246; thence N. 25-23 W., 209.1 feet to an iron pin on the Southerly side of Woodvale Avenue, the beginning corner.

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.