

Mortgagee's Address: 117 Tanglewood Drive, Greenville, S.C. 29601 **1404** **63**

STATE OF SOUTH CAROLINA }  
COUNTY OF GREENVILLE } **GREENVILLE S.C.** **MORTGAGE OF REAL ESTATE**  
TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, I, Alfred Elliott Taylor-----

(hereinafter referred to as Mortgagor) is well and truly indebted unto --- Boyce Smith-----

(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 ---Nineteen Thousand and No/100-----

----- Dollars (\$ 19,000.00 ) due and payable in accordance with the terms and conditions of a note of even date herewith

with interest thereon from date at the rate of 7 1/2% per centum per annum, to be paid: monthly

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 5.65 acres, more or less, on plat entitled "Property of Boyce Smith" prepared by T. H. Walker, Jr., RLS, dated June 8, 1974, and recorded in Plat Book 6-1 at Page 81 of the RMC Office for Greenville County, and having according to said plat the following metes and bounds, to-wit:

BEGINNING at an iron pin on the southern side of Blacks Drive, said iron pin being 0.8 miles from Riley Smith Drive, and running thence along Blacks Drive the following courses and distances: N. 74-25 E. 76.94 feet, N. 72-30 E. 129.02 feet, N. 62-54 E. 145.3 feet, N. 51-29 E. 162.43 feet, N. 45-23 E. 142.74 feet, and N. 42-07 E. 186.55 feet to an iron pin; thence turning and running, S. 74-35 E. 4.1 feet to an iron pin at the joint corner of this tract and property now or formerly belonging to B. D. Black; thence turning and running with property now or formerly of Black, S. 14-54 W. 910.8 feet to an iron pin; thence turning with the creek as the line along property of Duke K. McCall, Jr., S. 87-35 W. 155.1 feet, N. 30-59 W. 239.38 feet and N. 38-20 W. 277.4 feet to the point of beginning on Blacks Drive.

This is the same property conveyed to the mortgagor herein by deed of mortgagee, dated July 15, 1977 and recorded in the RMC Office for Greenville County in Deed Book 1060 at Page 609.

RELEASE PROVISIONS: Upon making the first annual payment the Mortgagor shall be entitled to have released from the lien of this mortgage the land comprising not more than 1.2 acres upon which land shall be the site for the home which the Mortgagor contemplates building. Additional acreage shall be released at any time upon the payment of \$6,000.00 per acre. Should Mortgagor wish to have released a fraction of an acre said release price shall be prorated on the basis of \$6,000.00 per acre. The payments made to release said property shall go to reduce the principal amount due on the note aforementioned and shall be credited to the annual installments due. In the event property is released hereunder, said payments for the release of property shall not be credited to annual interest payments which shall be due on the note.

*[Faint recording stamp]*  
P.B. 11213

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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