

Mortgagee's Address:  
17 W. North Street  
Greenville, South Carolina 29601

FILED  
GREENVILLE CO. S. C.

VGL 1458 PAGE 998

STATE OF SOUTH CAROLINA  
COUNTY OF GREENVILLE

MAR 5 4 33 PM '79 MORTGAGE OF REAL ESTATE  
DONNIE S. TANKERSLEY  
R.M.C.

WHEREAS, JOHN W. TAYLOR

(hereinafter referred to as Mortgagor) is well and truly indebted unto HARRY B. LUTHI, TRUSTEE FRO HARRY B. LUTHI TRUST

(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 NINE THOUSAND TWO HUNDRED FIFTY AND NO/100

Dollars (\$ 9,250.00 ) due and payable

in equal monthly installments of \$105.27 each beginning April 1, 1979 and on the first of each month thereafter until paid in full (12 years).

with interest thereon from date at the rate of 9% 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

ALL that piece, parcel or lot of land, with the building and improvements thereon, situate, lying and being in the County of Greenville, City of Greenville, State of South Carolina, being known and designated as Lot No. 30 on Norwood Heights, which plat is recorded in the RMC Office for Greenville County, South Carolina, in Plat Book A at Page 133, said lot fronting 50 feet on the southeastern side of Vance Street and extending back in parallel lines 150 feet and 50 feet across the rear.

This is the same property conveyed to the mortgagor by Deed of the mortgagee dated February 28, 1979 and recorded in Deed Book 1097 at Page 826 recorded March 5, 1979, RMC Office for Greenville County, and is given to secure a portion of the purchase price.

PURCHASE MONEY MORTGAGE

GCTO ----- 3 MR. 579 1273

GREENVILLE SOUTH CAROLINA  
DOCUMENTARY  
STAMP  
TAX  
MAR-579 03.72  
P.B. 11218

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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