STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

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DOWNER TERSLEY

WHEREAS, Calvin B. Taylor and Peggy P. Taylor

(bereinafter referred to as Morigagor) is well and truly indebted unto P. O. Box 10242, Pederal Station, Greenville, S. C. 29603

(hereinafter referred to as Morigagee) as evidenced by the Morigagor's promissory note of even date herewith, the terms of which are incorporated herein by reference, in the sum of

In One Hundred Twenty (120) consecutive monthly installments of Two Hundred Ninty-eight and 85/100 (\$298.85) dollars, beginning August 11, 1979, and on the same day of each month thereafter until paid in full,

with interest thereon from

July 11, 1979

at the rate of

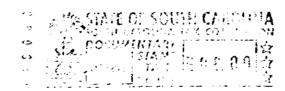
13.00 per centum per annum, to be paid:

WHEREAS, the Mortgagor may bereafter 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 MFN. 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 Mortgagor at any time for advances made to or for his account by the Mortgagor, and also in consideration of the further sum of Three Dollars (\$3.00) to the Mortgagor in hand well and truly paid by the Mortgagor at and before the scaling and delivery of these presents, the receipt whereof is hereby acknowledged, has granted, bargained, sold and released, and by the presents does grant, bargain, sell and release unto the Mortgagor, its successors and assigns:

All that piece, parcel or lot of land situate, lying and being in the County of Greenville, State of South Carolina, shown and designated as Lot No. 23, Shellstone Park, plat of which is recorded in the RMC Office for Greenville County in Plat Book PPP at Pages 176 and 177, plat prepared by C. O. Riddle, RLS, dated August, 1967, reference to said plat being hereby craved for a more particular description.

This being the same property conveyed to the mortgagors herein by deed of J. R. Richardson recorded in the RMC Office for Greenville County on 9/25/74 in Deed Book 1007 at Page 266.



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Fogether with all and virgular rights, members, beredisenents, and appurturances to the same belonging in any way impodent or appertuning, and all of the rents, issues, and profits which may arise or be had therefrom, and including all bearing, plumbing, and lighting flutures now or hereafter attained, connected on firred thereto in any manners is bong the intertion of the parties bereto that all flutures and equipment, other than the usual nousehold furniture, be considered a part of the real estate.

A TO HAVE AND TO HOLD, all and singular the said promises into the Montgagon, his house, successors at \$ 450 grounds to not

The Mortgagor consenants that it is lawfully source of the premises here nahive described in the simple ansolute, that it has good right and is lawfully authorized to sell, convey or excumber the same, and that the premises are true and constrict a clients and encumbrances except as provided lively. The Mortgagor turber concerns to warrant and therefore detect a cardiological the sand provides unto the Mortgagor and all persons when wever lawfully claiming the same partitioners.

The Morigagor further coverants and agrees as 1000 450

(1) That this mortgage shall source the Mortgagee for such turther sums as may be advanced beceater, at the option of the Mortgagee, for the column of taxes, insurance promums, public assessments, repairs or other purposes pursuant to the constraint forest. This mortgage shall also four the Mortgagee for any further learns, advances, readvances or used to that may be made hereafter to the Mortgagee by the Mortgagee so long as the total indebtedness thus secured does not exceed the signal amount of the not five turns. We can obtain the fear inferted at the same rate as the mortgage debt and shall be payable on domaind of the Mortgage unloss of conseptional or among

sawe rate as the mortgage aem and shall be payable on demand of the Mortagee unlossed charter provided in anting

(2) That it will keep the improvements now existing or hereafter eround on the mortgaged property in-used as may be required from time to time by the Mortgagee against loss by fire and any other hazards specified by Mortgagee, in an amount not feel that the mortgage debt, or in such amounts as may be required by the Mortgagee, and in companies accordant to a train all such policies and remeable firerests his payable clauses in two not, and in turn, accordant to the Mortgagee, and that it does hereby assign to the Mortgagee the proceeds of any policy insuring the mortgaged premises and does hereby authorize each insurance company concerned to make payners for a loss directly in the Mortgagee. To the extent of the halance owing on the Mortgage debt, whether due or not

TO (3) That it will keep at improvements now enough or hereiter enough in givid repair, and, in the ware of a construction liven, that it will common construction until compression without interruption, and sticilate that the Millageree man, and its option, after them and purposes, make whatever repairs receiving, including the complete of any until the without attempts to any until the without attempts the expenses the such repairs of the complete of the co

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