

Box 189, Piedmont, SC 29673
MORTGAGE OF REAL ESTATE

BOOK 1501 PAGE 409

STATE OF SOUTH CAROLINA }
COUNTY OF Greenville }
MORTGAGE OF REAL ESTATE

RECORDED
MAY 15 1980
R.M.C. GREENVILLE S.C.

TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, I, Harvey A. Taylor

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

Southern Bank and Trust Company
Piedmont, S. C.

(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

One thousand seven hundred forty - five and 46/100-----Dollars (\$ 1,745.46) due and payable in eighteen (18) monthly payments of \$96.97 each , the first of these being due on May 15, 1980 with a like amount due on the 15th day of each calendar month thereafter until entire amount of debt is paid in full.

with interest thereon from date at the rate of 20.99 per centum per annum, to be paid in advance

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 in the State and County aforesaid , being known and designated as Lot No. 48 , as shown on a Plat of Section No.1 , Caroline Court, dated September 1953 by Dalton & Neves , Engineers , recorded in the R.M.C. Office for Greenville County in Plat Book EE , at Page 44 , and having according to said plat the following metes and bounds , to-wit :

BEGINNING at an iron pin on Marlana Avenue , joint front corners of Lots Nos. 47 and 48 and running thence along the line of said lots , N. 25-15 E. 240 feet to iron pin rear line of lot 59 ; thence running with rear line of Lots 59 and 58 , N. 64-45 W. 75 feet to iron pin rear corner of Lot 49 ; thence running with line of said lot , S.25-15 W. 240 feet to iron pin on Marlana Avenue ; thence running with Marlana Avenue , S. 64-45 E. 75 feet to iron pin at point of beginning .

This is the same property conveyed to Harvey A. Taylor by deed of Kenneth B. Eberhardt , dated April 4, 1980 , recorded simultaneously with this real estate mortgage in the Office of R.M.C. for Greenville County in Book 1124 , Page 473 .

SC70 --- 1 AP23 80 005

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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 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.

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