

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

FILED
GREENVILLE CO. S. C.

LONG, BLACK & GASTON

BOOK 1583 PAGE 196

OCT 14 10 24 AM '82

MORTGAGE OF REAL ESTATE

DONNIE S. TANKE TOLSON
R.M.C. WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, EVA T. TAYLOR

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

COMMUNITY BANK

(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

TWENTY FIVE THOUSAND DOLLARS AND NO/100-----Dollars (\$ 25,000.00) due and payable

IN ACCORDANCE WITH THE TERMS OF THE NOTE OF EVEN DATE
HEREWITH FOR WHICH THIS MORTGAGE STANDS AS SECURITY

with interest thereon from date at the rate of 18% 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:

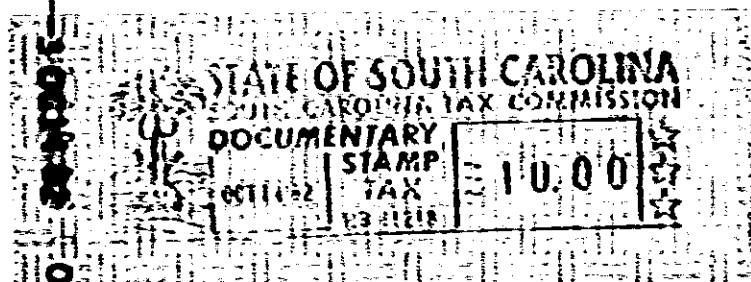
"ALL that certain piece, parcel or lot of land, with all improvements thereon, or hereafter constructed thereon, situate, lying and being in the State of South Carolina, County of Greenville, being known and designated as Lot No. 53, Section No. 2 of a subdivision known as Westcliff, the same being shown on a plat thereof prepared by Piedmont Engineers and Architects, December 11, 1963, and revised September 24, 1965 and recorded in the RMC Office for Greenville County in Plat Book JJJ, at page 72, 73, 74 and 75, and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the Southern side of Sunderland Drive and running thence along the joint line of Lots Nos. 53 and 54, S. 33-08 W. 130 feet to an iron pin; thence running along the joint rear line of Lots Nos. 53 and 55, S. 71-43 W. 77.9 feet to an iron pin; thence running along the joint line of Lots Nos. 53 and 52, N. 1-00 E. 180 feet to an iron pin on the Southern side of Sunderland Drive; thence with said Sunderland Drive, S. 65.40 E. 75 feet to the point of BEGINNING.

THIS is the same property conveyed to Cole L. Blease Taylor and Eva T. Taylor by deed of B. E. Huff, dated December 16, 1966, and recorded in the RMC Office for Greenville County in Deed Book 810 at Page 654. Thereafter, Cole L. Taylor died testate, leaving Eva T. Taylor as his sole devisee, see Greenville County Probate records at Apartment 1695 file 22.

Mortgagee's Address:
Post Office Box 6807
Greenville, S. C. 29606

GCTO
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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 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.