

MORTGAGE OF REAL ESTATE—Offices of Leatherwood, Walker, Todd & Mann, Attorneys at Law, Greenville, S. C.

1607 PAGE 173

FILED
GREENVILLE CO S.C.
STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE
MAY 19 2 11 PM '83

Mortgagee's Address: MORTGAGE OF REAL ESTATE
P.O. Box 216
Fountain Inn, SC 29644 TO ALL WHOM THESE PRESENTS MAY CONCERN:

DONNIE S. WALKER
R.M.C.
WHEREAS, WE, ALBERT Q. TAYLOR, JR. and THOMAS P. TOWNSEND, JR.,

(hereinafter referred to as Mortgagor) is well and truly indebted unto ELLA D. STEWART,

(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

Three Thousand Two Hundred Thirty-Two and 50/100 ----- Dollars (\$ 3,232.50) due and payable in three annual installments of \$1,077.50

with interest thereon from date at the rate of ten(10%) per centum per annum, to be paid: annually

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, the Mortgagee's heirs, 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, in Fairview Township, lying on the southern side of a tract of land owned by the Grantors on Harrison Bridge Road bounded by property owned by the Grantors herein and having according to a survey for Albert Q. Taylor, Jr. and Thomas P. Townsend, Jr. near Greenville, S.C. dated 25 March 1983 by Carolina Surveying Company the following metes and bounds, to-wit:

BEGINNING at an iron pin at the corner of property of Grantor and Herbert F. Clark; running thence S. 52-02 W. 1057.3 feet to an iron pin in Transco Pipe Line right of way; thence N. 60-28 W. 1061.7 feet to an iron pin; thence N. 74-09 W. 658.1 feet to an iron pin; thence along Duke Power right of way N. 62-31 E. 364.7 feet to an iron pin; thence S. 64-17 E. 224.2 feet S. 56-23 E. 139.2 feet N. 76-37 E. 67.3 feet; S. 89-30 E. 104.9 feet; S. 64-56 E. 174.7 feet to an iron pin; S. 54-40 E. 208 feet S. 41-44 E. 211.7 feet S. 12-05 E. 31.6 feet S. 46-29 E. 170.85 feet to an iron pin S. 35-11 E. 157.8 feet to an iron pin; thence along Transco Pipe Line right of way N. 51-42 E. 1013 feet; thence S. 58-17 E. 111 feet to the point of beginning, said tract containing 9.63 acres more or less.

This being the identical property conveyed to Albert Q. Taylor, Jr. and Thomas P. Townsend, Jr. by Deed dated May 17, 1983 and recorded in Deed Book 1188 at Page 531. This property is subject to rights of way conveyed to Colonial and Transcontinental Gas Pipe Line Corporations appearing at Book 949 at Page 541 and Book 400 at Page 301. Said deed to mortgagors being from Ella D. Stewart.

STATE OF SOUTH CAROLINA
SOUTH CAROLINA TAX COMMISSION
DOCUMENTARY
MAY 15 83
STAMP
TAX
PP 1121E
01.32

400 3 38831A01

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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