

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

FILED
 STATE OF SOUTH CAROLINA } Mortgagee's Address:
 COUNTY OF GREENVILLE } Albert Q. Taylor, Jr. TO ALL WHOM THESE PRESENTS MAY CONCERN:
 P. O. Box 2248
 Greenville, S. C. 29602
 DONNIE W. WATSON R.M.L. WHEREAS, Tony B. Sanders

(hereinafter referred to as Mortgagor) is well and truly indebted unto Ralph Bailey, William J. Rives and Albert Q. Taylor, Jr.

(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

Eight Thousand Seven Hundred Eighty-two and 20/100 Dollars (\$ 8,782.20) due and payable

with interest thereon from date at the rate of twelve (12%) per centum/per annum, to be paid: in monthly installments of One Hundred Twenty-six and 02/100 Dollars (\$126.02) for a period of ten (10) years until paid in full;

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, and more particularly described as follows:

All those pieces or lots of land shown as and known as Lots #9 and 10 on a plat of property entitled "Taylor Estate," recorded in the RMC Office for Greenville County in Plat Book 9-W at Page 29, said lots containing 2.87 acres, more or less, and having such metes and bounds as appear thereon.

This is the same property conveyed to the mortgagor by deed of Ralph Bailey, William J. Rives and Albert Q. Taylor, Jr., to be recorded herewith.

STATE OF SOUTH CAROLINA
 COUNTY OF GREENVILLE
 DEPARTMENT OF REVENUE
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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 is 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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