

ADDRESS OF MORTGAGEES:
Route 6, Box 582
Greer, SC 29651

VOL 1649 PAGE 342

STATE OF SOUTH CAROLINA }
COUNTY OF GREENVILLE }

MORTGAGE OF REAL ESTATE
TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, David Toothman and Melissa Toothman
R.F.C.

(hereinafter referred to as Mortgagor) is well and truly indebted unto Ansel B. Taylor,

(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

Seven Thousand Five Hundred and No/100-----Dollars (\$7,500.00) due and payable
in equal monthly installments of One Hundred Seventy-Five and No/100 (\$175.00) Dollars
per month beginning April 1, 1984, and a like sum each month thereafter until paid in
full

with interest thereon from _____ date _____ at the rate of 12% per centum per annum, to be paid: monthly

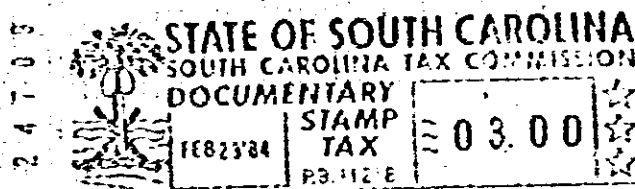
WHEREAS, the Mortgagor may hereafter become indebted to the said Mortgagee for such further sums as may be advanced to or for the Mortgagor's account for taxes, insurance premiums, public assessments, repairs, or for any other purposes:

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 and being in Oaklawn Township, County and State aforesaid and being the Northwestern part of that tract of four and one-half acres first described in that deed conveyed to R. P. Harris by H. G. Stanton by deed dated January 20, 1944, and recorded in the R.M.C. Office for Greenville County in Deed Book 260 at Page 154, and being further described by survey of John C. Smith, Surveyor, on June 1st, 1973 and having the following courses and distances, to-wit:

BEGINNING at an iron pin, joint corner of Property of Cora Moody and running along Moody Line S 86-45 E. 208.75 feet to point on the Old Georgia Road, Iron Pin 15 feet on West bank of road and running thence with road S. 01-30 W. 123 feet, Iron Pin 22 feet on West bank of road; thence along new line N. 86-45 W. 208.75 feet to Iron pin; thence with Clyde Rogers Line N. 01-30 E. 123 feet to beginning corner containing sixty-one hundredths of one acre more or less.

This being the identical property conveyed to the Mortgagors herein by deed of Mortgagee dated February 20, 1984 and recorded in the R.M.C. Office for Greenville County, South Carolina in Deed Book 1206 at Page 364.



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.