

USL - FIRST MORTGAGE ON FILED GREENVILLE CO. S. C.

Nov 27 4 41 PM '72

MORTGAGE

ELIZABETH RIDDLE }
State of South Carolina }
COUNTY OF GREENVILLE }

To All Whom These Presents May Concern: We, Billy D. Taylor and Vivian S. Taylor (hereinafter referred to as Mortgagor) SEND(S) GREETING;

WHEREAS, the Mortgagor is well and truly indebted unto GREER FEDERAL SAVINGS AND LOAN ASSOCIATION, GREER, S. C. (hereinafter referred to as Mortgagee) as evidenced by the Mortgagee's promissory note of even date herewith, the terms of which are incorporated herein by reference in the sum of - - TWENTY-THREE THOUSAND FOUR HUNDRED AND NO/100 - - - - DOLLARS (\$23,400.00 - - -), with interest thereon from date at the rate of seven & three-fourths (7. 3/4%) per centum per annum, said principal and interest to be repaid as therein stated, and

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 purpose;

NOW, KNOW ALL MEN, That the Mortgagor, in consideration of the aforesaid debt, and in order to secure the payment thereof and 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, about three miles northwest of the City of Greer, near Gilreath's Mill on the north side of Forest Court, containing 1.75 acres, more or less, being shown on a plat of property prepared for Troy D. Brown by John A. Simmons, Surveyor, dated September 11, 1965, and according to said plat having the following metes and bounds:

BEGINNING at an iron pin on the north side of Forest Court, said pin being N. 68-00 W. 242 feet from the intersection of Forest Court and Pine Drive (also being the southwest corner of lot previously conveyed to Preston M. Brown); thence with the line of Preston M. Brown N. 21-20 E. 180 feet to an iron pin on line now or formerly of Mack Brown; thence with the line of Mack Brown N. 68-00 W. 50.3 feet to an iron pin; thence continuing with the line of Brown N. 68-02 W. 372 feet to an iron pin, corner of lot previously conveyed to Gerald S. and Jolanda Matteson; thence with the line of Matteson S. 21-26 W. 184.5 feet to an iron pin on the northern edge of Forest Court; thence therewith S. 68-34 E. 422.3 feet to the point of beginning.

The above being a portion of the same conveyed to Troy D. Brown and Iva S. Brown by deed recorded in Volume 305, page 536.

Together with all and singular the rights, members, hereditaments, and appurtenances to the same belonging or 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 and any other equipment or 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.