MORTGAGE OF REAL ESTATE MASSIVELLE CO. S. C.

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

OLLIE FARMS WORTH

Attorneys at Law, Justice Building, Greenville, S. C.

BOOK 1216

PAGE 427

TO ALL WHOM THESE PRESENTS MAY CONCERN:

R. M. C.

WHEREAS. JOELLEN TAYLOR,

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

EDWARD J. NASSER

vetalisdatesesetstaliaeneoeseteorie

MKHMMMKKK

A Paradora de la comparta del comparta del comparta de la comparta del la comparta de la comparta del la comparta de la compar

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, City of Greenville, being known and designated as Lot No. 30, Sterling College Park Addition, plat of which is recorded in the R.M.C. Office for Greenville County in Plat Book "L," at Page 171, and according to said plat, having the following metes and bounds, to-wit:

BEGINNING at an iron pin at the southeast intersection of Valentine and Round Knob Streets, and running thence along Round Knob Street, S 67-04 W, 100 ft. to an iron pin, common corner of Lots 30 and 31; thence S 27-0 E, 50 ft. to an iron pin, joint rear corner of Lots 29 and 30; thence N 67-04 E, 100 ft. to an iron pin on Valentine Street; thence alongValentine Street, N 27-0 W, 50 ft. to an iron pin, the point of beginning.

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 such 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 heireinabove 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.