

P. O. Box 3028  
Greenville, S. C. 29602

MORTGAGE - INDIVIDUAL FORM  
STATE OF SOUTH CAROLINA  
COUNTY OF GREENVILLE

FILED  
LARRY MITCHELL, P.A., GREENVILLE, S.C.  
JAN 9 11 07 AM '78  
DONNIE S. TANNER, A.M.C.  
MORTGAGE OF REAL ESTATE

WHEREAS, SARAH D. TAYLOR

(hereinafter referred to as Mortgagor) is well and truly indebted unto FIRST-CITIZENS BANK AND TRUST COMPANY

(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 Six Thousand Five Hundred Seven and 24/100ths Dollars (\$ 6,507.24 ) due and payable as set forth in said note,

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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:

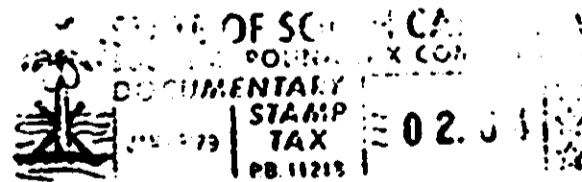
ALL that tract or lot of land in the City of Greenville, Greenville County, State of South Carolina, on the southwestern side of East Prentiss Avenue, being known and designated as Lot No. 19, Block D, of a subdivision known as Cagle Park according to a plat thereof recorded in the RMC Office for Greenville County, in Plat Book C, at page 238, and also a small portion of Lot No. 20, Block D, of said subdivision as shown on plat recorded in said RMC Office in Plat Book C, at page 12, and having, in the aggregate, according to plats of the property of J. Randolph Taylor made by Piedmont Engineering Service on May 9, 1949 and April 21, 1954, the following metes and bounds:

BEGINNING at an iron pin on the southwestern side of East Prentiss Avenue in the front line of Lot No. 20, Block D, which pin is 623.35 feet from the intersection of East Prentiss Avenue and Augusta Street, and running thence S. 27-35 W., 70.55 feet to an iron pin; thence S. 29-57 W., 20.4 feet to an iron pin; thence S. 69-03 E., 0.05 feet to an iron pin in the original joint line of Lots Nos. 19 and 20, Block D; thence with the original line of said lots, S. 31-57 W., 61.85 feet, more or less, to an iron pin on a 12-foot alley; thence with said alley, S. 53-03 E., 17.2 feet to an iron pin; thence continuing with said alley, S. 61-03 E., 42 feet to an iron pin at the rear corner of Lot No. 18, Block D; thence with the line of Lot No. 18, Block D, N. 32-12 E., 157.1 feet to an iron pin on the southwestern side of East Prentiss Avenue; thence with the southwestern side of East Prentiss Avenue, N. 62-47 W., 60 feet to an iron pin, the original joint front corner of Lots 19 and 20, Block D; thence continuing along the southwestern side of East Prentiss Avenue, N. 59-27 W., 5.65 feet to an iron pin, the beginning corner.

The above property is the same conveyed to the Mortgagor by deed of J. Randolph Taylor recorded July 26, 1971 in Deed Book 921, page 220.

The within mortgage is secondary and junior in lien to a first mortgage given to First Federal Savings and Loan Association, recorded September 22, 1977 in Mortgage Book 1410, page 547, in the original sum of \$40,000.00.

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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 of all 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 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.

The Mortgagor further covenants and agrees as follows:

(1) That this mortgage shall secure the Mortgagee for such further sums as may be advanced hereafter, at the option of the Mortgagee, for the payment of taxes, insurance premiums, public assessments, repairs or other purposes pursuant to the covenants herein. This mortgage shall also secure the Mortgagee for any further loans, advances, readvances or credits that may be made hereafter to the Mortgagor by the Mortgagee so long as the total indebtedness thus secured does not exceed the original amount shown on the face hereof. All sums so advanced shall bear interest at the same rate as the mortgage debt and shall be payable on demand of the Mortgagee unless otherwise provided in writing.

4328 (RV-2)