

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

DEC 21 11 20 AM '80

DEPT. OF REVENUE
GREENVILLE, S.C.

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

WHEREAS, Kenneth V. Taylor and Juanita Taylor

(hereinafter referred to as Mortgagor) is well and truly indebted unto Bank of Travelers Rest

(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, to the sum of Nineteen thousand and 00/100-----

----- Dollars (\$ 19,000.00) due and payable
in equal consecutive monthly installments each in the amount of Two hundred sixty five and 92/100 (\$265.92) Dollars beginning January 21, 1981 and shall continue in a like amount each and every month thereafter until the entire indebtedness is paid in full. All interest not paid when due to bear interest at same rate as principal. All payments to be applied first to interest and the balance to principal
with interest thereon from _____ date _____ at the rate of 15.21 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, 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, Cleveland Township, and being known and designated as the front half of Lot No. 8 as shown on plat of Wonderland Range property of C. F. Putman, said plat being recorded in the RMC Office for Greenville County in Plat Book BB, page 29, and more fully described as follows:

Beginning at a corner on Range Trail and an unnamed street and running thence along the line of unnamed street N. 37-30 W. 89.5 feet to a point; thence in a northeasterly direction crossing said lot a distance of 130 feet, more or less, to a point on the line dividing Lot Nos. 8 and 9 and thence along said dividing line of Lot Nos. 8 and 9, S. 45-45 E. 168.5 feet to the joint front corners of Lot Nos. 8 and 9; thence along the line of Range Trail, S. 80-29 W. 170 feet to the beginning corner.

This is the same property conveyed to the mortgagors by deed of Lucille W. Ernest recorded in the RMC Office for Greenville County in Deed Book 1139 at page 466 on December 24, 1980.

At the option of the mortgagee, the indebtedness secured hereby shall become due and payable if the mortgagor shall convey the mortgaged premises or if the title thereto shall become vested in any other person or party for any other reason whatsoever.

The mortgagee's address is: PO Box 485, Travelers Rest, SC 29690

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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 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.

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