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MORTGAGE OF REAL ESTATE

FILED GREENVILLE CO. S. C. PAGE 1396 PAGE 454

State of South Carolina }
COUNTY OF GREENVILLE }

Nov 3 2 43 PM '77
DONNIE S. TANKERSLEY
R.H.C.

BOOK 52 PAGE 724

To All Whom These Presents May Concern:

In consideration of advances made and which may be made by BANK OF GREER, GREER, SOUTH CAROLINA, Lender, to E. Richard Taylor, Jr., Borrower, (whether one or more), aggregating Five Thousand (\$5,000.00) Dollars, (evidenced by note(s) of even date herewith, hereby expressly made a part hereof) and to secure, in accordance with Section 45-55 of the Code of Laws of South Carolina, 1952, (1) all existing indebtedness of Borrower to Lender (including but not limited to the above described advances), evidenced by promissory notes and all renewals and extensions thereof, (2) all future advances that may subsequently be made to Borrower by Lender, to be evidenced by promissory notes, and all renewals and extensions thereof, and (3) all other indebtedness of Borrower to Lender, now due or to become due or hereafter contracted, the maximum principal amount of all existing indebtedness, future advances, and all other indebtedness outstanding at any one time not to exceed One Hundred Twenty-five Thousand and no/100ths (\$125,000.00) Dollars plus interest thereon, attorneys' fees and court costs, with interest as provided in said note(s), and costs including a reasonable attorneys' fee of not less than fifteen (15%) percentum of the total amount due thereon and charges as provided in said note(s) and herein, the undersigned has granted, bargained, sold, conveyed and mortgaged and by these presents does hereby, grant, bargain, sell, convey, and mortgage, in fee simple unto Lender, its successors, and assigns, the following described property:

ALL that piece, parcel or lot of land in Oneal Township, Greenville County, State of South Carolina, located about seven (7) miles northwest of the City of Greer, and on both sides of the Old Rutherford Road, and being shown on a plat of property made for Mary Ann Barbare by W. D. Neves, dated November 21, 1931, recorded in the R.M.C. Office for Greenville County in Plat Book "C" at Page 206, having shown on said plat two separate tracts, less those tracts previously sold. Reference to said plat is specifically made for a more complete property description.

ALSO: All that certain parcel of land containing 83.58 acres, more or less, situated on the west side of State Highway No. 415 (Greer-Locust Hill Road), about five miles northwestward from the City of Greer, Oneal Township, Greenville County, State of South Carolina, and being shown on the property of Osborne I. Black according to survey and plat by H. S. Brockman, Registered Surveyor, dated May 25, 1958, and having the following courses and distances:

BEGINNING at an iron pin in the center of said highway, southeastern corner of the tract, and running thence along the line of John Dill and J. C. Edwards, S. 64-25 E. 3273 feet to an iron pin on bank of a branch; thence, up the branch as the line: N. 22-35 W. 135 feet, N. 8-55 E. 69 feet, N. 28-35 W. 112 feet, N. 8-55 E. 120 feet, N. 15-25 E. 265 feet, N. 50-25 E. 142 feet, N. 8-20 W. 300 feet, N. 3-40 E. 175 feet, and N. 26-17 E. 104 feet to an iron pin on bank of branch; thence, N. 20-13 W. 377.5 feet to an old stone; thence, N. 58-42 E. 603.7 feet to a cherry tree; thence, along the J. T. Edwards line, N. 85-02 E. 660.5 feet, S. 81-37 E. 521.5 feet and N. 64-04 E. 439.2 feet to a pin in the center of the highway; thence, along the highway as the line S. 41-25 E. 1029.6 feet to the beginning corner.

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GREENVILLE CO. S. C.
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