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BOOK 756 PAGE 419

First Mortgage on Real Estate

GREENVILLE COUNTY

MORTGAGESTATE OF SOUTH CAROLINA)
COUNTY OF GREENVILLE)

TO ALL WHOM THESE PRESENTS MAY CONCERN:

THOMAS HARVEY TAYLOR AND BARBARA McCALL TAYLOR

(hereinafter referred to as Mortgagor) SEND(S) GREETING:

WHEREAS, the Mortgagor is well and truly indebted unto CAROLINA FEDERAL SAVINGS AND LOAN ASSOCIATION OF GREENVILLE, Greenville, S. C., (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 Five Thousand Two Hundred and No/100ths -----

DOLLARS (\$ 5,200.00), with interest thereon from date at the rate of six (6) ----- per centum per annum, said principal and interest to be paid 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, and

WHEREAS, the unpaid balance of said debt or debts, if not sooner paid, shall be due and payable, September 1, 1973,

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.

PARCEL NO. I.

All that piece, parcel or lot of land, with all improvements thereon, or hereafter constructed thereon, situate, lying and being in the City of Greenville, County of Greenville, State of South Carolina, and having according to a plat prepared by Piedmont Engineering Service, dated February 22, 1951, revised September 25, 1951, entitled "Relocation Plat, Watts Court, Greenville, S.C.", the following metes and bounds:

BEGINNING at an iron pin on the Western side of Watts Court, the joint front corner of lot herein conveyed and lot now or formerly of James B. Durham, and running thence with the line of Durham N. 72-24 W. 107.0 feet to an iron pin; thence with the rear line of Durham lot N. 1-39 W. 78.2 feet to a point on the Southern side of a 30-foot alley; thence with the Southern side of said 30-foot alley S. 88-13 W. 33.7 feet to an iron pin; thence S. 1-57 W. 200 feet to an iron pin; thence N. 88-54 E. 148.3 feet to an iron pin; thence N. 18-08 E. 44.7 feet to an iron pin on the Southwestern side of Watts Court; thence with the Southwestern side of Watts Court, the chord of which is N. 35-00 W. 31.2 feet to the point of beginning.

PARCEL NO. II.

ALSO all the right, title and interest of the mortgagors herein in and to certain portions of an alleyway adjoining other property of the mortgagors in the City of Greenville, County of Greenville, State of South Carolina, and having according to a plat prepared by Piedmont Engineering Service, dated February 22, 1951, revised September 25, 1951, entitled "Relocation Plat, Watts Court, Greenville, S. C.", the following metes and bounds:

BEGINNING at an iron pin on the Southern side of a 30-foot alleyway at the joint corner of the premises herein described and at the Northwest corner of property now or formerly of James B. Durham and running thence with other property of the mortgagors S. 88-13 W. 33.7 feet to an iron pin on the Southern side of the aforesaid 30-foot alleyway; thence N. 1-57 E. 30 feet, more or less, to a point on the Northern side of the aforesaid 30-foot alleyway; thence with the Northern side of the aforesaid 30-foot alleyway N. 88-13 E. 34 feet, more or less, to a point; thence S. 1-39 E. 30 feet, more or less, to the point of beginning.

The above-described parcels were conveyed to the mortgagors herein by deed of J. W. Davis, Jr., dated August 21, 1958, and to be recorded herewith in the R.M.C. Office for Greenville County, South Carolina.