

BOOK 775 PAGE 112

12:10
P.M.

The State of South Carolina,

COUNTY OF GREENVILLE

To All Whom These Presents May Concern:

JOHN S. TAYLOR, JR.

SEND GREETING:

Whereas, I, the said John S. Taylor, Jr.

hereinafter called the mortgagor(s) in and by my certain promissory note in writing, of even date with these presents, am well and truly indebted to

CELY BROTHERS LUMBER CO., INC.

hereinafter called the mortgagee(s), in the full and just sum of Fifteen Thousand Nine Hundred One

and 26/100 ----- DOLLARS (\$15,901.26), to be paid

six (6) months after date

, with interest thereon from date

at the rate of six (6%) semi-annually percentum per annum, to be computed and paid until paid in full; all interest not paid when due to bear interest at the same rate as principal.

And if any portion of principal or interest be at any time past due and unpaid, or if default be made in respect to any condition, agreement or covenant contained herein, then the whole amount evidenced by said note to become immediately due at the option of the holder thereof, who may sue thereon and foreclose this mortgage; and in case said note, after its maturity should be placed in the hands of an attorney for suit or collection, or if before its maturity it should be deemed by the holder thereof necessary for the protection of its interests to place, and the holder should place, the said note or this mortgage in the hands of an attorney for any legal proceedings, then and in either of said cases the mortgagor promises to pay all costs and expenses including ten (10%) per cent, of the indebtedness as attorney's fees, this to be added to the mortgage indebtedness, and to be secured under this mortgage as a part of said debt.

NOW, KNOW ALL MEN, That I, the said mortgagor(s), in consideration of the said debt and sum of money aforesaid, and for the better securing the payment thereof to the said mortgagee(s) according to the terms of the said note, and also in consideration of the further sum of THREE DOLLARS, to me, the said mortgagor(s) in hand and truly paid by the said mortgagee(s) at and before the signing of these Presents, the receipt thereof is hereby acknowledged, have granted, bargained, sold and released, and by these Presents do grant, bargain, sell and release unto the said

CELY BROTHERS LUMBER CO., INC., their successors and assigns, forever:

ALL that lot of land with the buildings and improvements thereon, situate at the Northwest corner of the intersection of Indian Spring Drive and Sweetbrier Road (formerly Greenbrier Road), near the City of Greenville, in Greenville County, S. C., being shown as Lot 27 on plat of Section 2 of Lake Forest Heights made by Piedmont Engineering Service, May 1957, recorded in the R.M.C. Office for Greenville County, S. C. in Plat Book KK, page 105, said lot having such metes, bounds, courses and distances as shown on the plat referred to above.

This mortgage is junior in rank to the lien of those two mortgages given by me to T. A. McCarter, as Trustee, for \$3950.00 on February 4, 1958, and by me to First Federal Savings and Loan Association in the amount of \$30,000.00 on June 24, 1958, recorded in the R.M.C. Office for Greenville County, S. C. in Mortgage Book 738, page 171, and Mortgage Book 751, page 87, respectively.

[Handwritten notes and signatures at the bottom of the page, including names like "John S. Taylor, Jr." and "Cely Brothers Lumber Co., Inc."]