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STATE OF SOUTH CAROLINA }
GREENVILLE COUNTY } **MORTGAGE OF REAL ESTATE**
R. M. C.

To All Whom These Presents May Concern:

I, Herbert Taylor SEND GREETINGS:

WHEREAS, I the said Herbert Taylor

in and by MY certain promissory note, in writing, of even date with these presents, well and truly indebted to WOODRUFF FEDERAL SAVINGS AND LOAN ASSOCIATION in the full and just sum of ONE THOUSAND and no/100--- (\$ 1,000.00) Dollars,

with interest at the rate of six (6 %) per centum per annum, to be repaid in installments of

Eight and 44/100--- (\$ 8.44) Dollars upon the first

day of each and every calendar month hereafter until the full principal sum, with interest, has been paid. Said monthly payments shall be applied first to the payment of interest, computed monthly on the unpaid balance, and then to the payment of principal; said note further providing that if at any time any portion of the principal or interest due thereunder shall be paid due and unpaid for a period of thirty (30) days, or failure to comply with any of the By-Laws of said Association, or any of the stipulations of this mortgage, the whole amount due under said note shall, at the option of the holder thereof, become immediately due and payable, who may sue thereon and foreclose this mortgage, said note further providing for a ten per cent attorney's fee besides all costs and expenses of collection, to be added to the amount due on said note, and to be collectible, as a part thereof, if the same be placed in the hands of an attorney for collection, or if said debt, or any part thereof, be collected by an attorney, or by legal proceedings of any kind (all of which is secured under this mortgage); as in and by said note, reference being thereunto had, will more fully appear.

NOW, KNOW, ALL MEN, That I the said Herbert Taylor

in consideration of the said debt and sum of money aforesaid, and for the better securing the payment thereof to the said WOODRUFF FEDERAL SAVINGS AND LOAN ASSOCIATION, according to the terms of said note, and also in consideration of the further sum of Three Dollars to me, the said

Herbert Taylor in hand well and truly paid by the said WOODRUFF FEDERAL SAVINGS AND LOAN ASSOCIATION at and before the signing of these presents (the receipt whereof is hereby acknowledged), have granted, bargained, sold and released, and by these presents do grant, bargain, sell and release unto the said WOODRUFF FEDERAL SAVINGS AND LOAN ASSOCIATION, the following described property, to-wit:

"All that certain piece, parcel or lot of land, with all improvements thereon, or to be constructed thereon, situate, lying and being in the State of South Carolina, County of Greenville, in One and One-half Township, on the West side of Gail Avenue, about 3 miles Northwest of Greer, and being known and designated as lot no. Fifty-one (51) of Valleyhaven Acres, Section 4 of the W. Dennis Smith property as shown on plat prepared by John A. Simmons, Reg. Surveyor, dated July 15, 1960 and which plat has been recorded in the R. M. C. Office for said County in Plat Book MM, page 167, and having the following courses and distances, to-wit: Beginning at an Iron Pin on the West side of Gail Avenue at the joint front corner of lots nos. 50 and 51 as shown on said plat, and running thence with the joint property line of said two lots N. 65-07 W. 200 feet to an Iron Pin, thence N. 24-53 E. 100 feet to an Iron Pin at the joint rear corner of lots nos. 51 and 52 as shown on said plat, thence with the joint property line of said last two mentioned lots S. 65-07 E. 200 feet to an Iron Pin on the West side of Gail Avenue, thence with the West side of said Avenue S. 24-53 W. 100 feet to the beginning point. This being a part of the property which was conveyed to W. Dennis Smith by Leona S. Gilreath by deed recorded in said office in Deed Book 645, page 388. And being the same property which was conveyed to mortgagor herein by W. Dennis Smith by deed which has been recorded in the said office in Deed Book 657, page 111. For a more particular description see the aforesaid plat.

This is a second mortgage over the above described property. Mortgagor herein holds the first mortgage which was given to it by mortgagor herein dated July 21, 1961 in the original sum of \$11,700.00 and which mortgage has been recorded in the said office in R. E. Mtg. Book 33, pg. 368.

Satisfied and cancellation Authorized
Dated 2/14/62

Woodruff Federal Savings
& Loan Assn.

Witness:
Virginia ...
Richard ...

RECORDED AND INDEXED OF RECORD
1962
F. D. ...
GREENVILLE COUNTY, S. C.
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