

TO ALL WHOM THESE PRESENTS MAY CONCERN:

FILED
APR 23 10 27 AM 1962
CLERK
SOUTH CAROLINA

WHEREAS, we, the said Clea Neely and Shirley Ann B. Neely
are
(hereinafter referred to as Mortgagor) well and truly indebted unto Albert Taylor, Sr.

(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 Fifty Five Hundred (\$5,500.00) Dollars (\$5,500.00) due and payable Fifty Five (\$55.00) Dollars per month with the first payment being due six months after date, with the privilege of anticipating payments at any time and in any amount.

with interest thereon from date at the rate of 7% per centum per annum, to be paid: monthly

Payments credited first to interest, then to principal.
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, its 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, South Carolina, Austin Township, containing seventy hundredths (0.70) acres, more or less, according to plat thereof made by C. O. Riddle, Reg. Land Surveyor, Under date of February 1, 1961. It lies on the Pollard Road near the town of Simpsonville, and is bounded on the north and east by other lands of the grantor; on the south by Pollard Road; on the west by Tract Number 1 of the lands of W. A. and Eliza J. Pollard. It begins at or near the center of the Pollard Road and runs thence north 39 degrees east 26.7 feet to iron pin on the edge of road and on the Pollard lands; thence along the line of the Pollard lands north 39 degrees east 170.30 feet to iron pin on the other lands of Inez Burton; thence through the Burton lands south 45 degrees 01 minute east 152.8 feet to iron pin; thence south 39 degrees 00 minutes west 170.30 feet to iron pin on the northeastern side of Pollard Road; thence continuing south 39 degrees 00 minutes west 26.7 feet to point in or near the center of Pollard Road; thence north 45 degrees 01 minute west 152.8 feet to beginning corner, with the said lands being fully set forth on the plat above referred to according to courses and distances and metes and bounds, with reference being made thereto.

Together with all and singular rights, members, hereditaments, and appurtenances to the same belonging in any way incident or appertaining, and of all 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 such 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.