

STATE OF SOUTH CAROLINA }
COUNTY OF GREENVILLE }

MORTGAGE OF REAL ESTATE

TO ALL WHOM THESE PRESENTS MAY CONCERN

SEP 1 1964
Ramage & Ramage
S.C.

WHEREAS, We, Robert A. Taylor, Suzanne S. Taylor, Raymond C. Marguerite T. Ramage

(hereinafter referred to as Mortgagor) is well and truly indebted unto Mrs. Carolyn G. Jackson

(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

Ten Thousand and no/100-----Dollars (\$10,000.00) due and payable

\$5,000.00 one (1) year from date, \$5,000.00 two years from date, with the right of anticipating the entire amount or any part thereof at any time, without penalty.

with interest thereon from date at the rate of Six (6%) (per centum per annum, to be paid annually.

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 and having the following metes and bounds, to-wit:

BEGINNING at an iron pin on the northeasterly side of By-Pass No. 291 at corner of property heretofore leased by grantor to Texaco, Inc. and running thence with the line of said leased property N. 40-35 E. 175 feet to an iron pin; thence S. 51-41 E. 69.1 feet to a point in line of property of J. H. Sitton; thence with Sitton Line S. 30-33 W. 181.7 feet to an iron pin on By-Pass No. 291; thence with right of way of said By-Pass N. 49-25 W. 98.5 feet to the point of beginning. This is a portion of the property conveyed to E. M. Galphin by deed recorded in Deed Book 49 at Page 383, the said E. M. Galphin having departed this life testate March 12, 1949, devising said property unto his widow, the grantor herein.

As a part of the consideration for this conveyance, it is agreed that this property shall never be used for the operation of a liquor store.

It is understood and agreed by the parties hereto that this mortgage constitutes a valid first mortgage over the premises and shall remain so until such time that mortgagors execute a mortgage to First Federal Savings & Loan Association, for erecting improvements on the premises, and at such time the lien of this mortgage will be subordinate to the mortgage to First Federal Savings & Loan Association in the sum of \$ 27,500.00.

Together with all and singular rights, members, herditaments, 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 thereon, 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.

*Paid and satisfied
August 31, 1964
Mrs. Carolyn G. Jackson*

*W. E. ...
W. E. ...*

*Witness:
C. Victor ...*