

MORTGAGE OF REAL ESTATE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, L. G. & Claudia Taylor

(hereinafter referred to as Mortgagor) is well and truly indebted unto COMMUNITY FINANCE CORPORATION
100 E. North St.
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 One thousand six hundred eighty dollars and no/100.....
..... Dollars (\$ 1680.00) due and payable

Twenty-four installments at \$70.00(24X70.00)

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

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, near Greenville and being the southwestern portion of Lot No. 2 as shown on a plat of the property of Delia and Moses Dillard, by J. Mac Richardson dated March 1950, and in accordance with a plat by J. Mac Richardson dated February 1959 being described as follows:

BEGINNING at an iron pin at the joint corner of Moses Dillard and Tom and Delia Dillard at the southwestern end of a driveway described elsewhere in this conveyance, said pin being 206 feet eastward from Zet Court, and running thence with the line of Moses Dillard N 33-36 E 125.0 feet to an iron pin; thence with property of the grantor S 53-30 E 55.8 feet to an iron pin on the Sherman line; thence with the Sherman line S 35-06 W 125.0 feet to an iron pin at the Robinson corner; thence with the Robinson line N 53-30 W 51-5 feet to the beginning; being a part of the property conveyed to the grantors by Moses Dillard by deed recorded in the R. M. C. Office for Greenville County in Deed Book 484, at page 246.

ALSO: All that certain piece, parcel or lot of land near Greenville, South Carolina and being a small part of Lot No. 1 as shown on a plat by J. Mac Richardson, dated March 1950, of the property of Delia Dillard and Moses Dillard and described according to a survey and plat by J. Mac Richardson, dated February 1959 as follows:

BEGINNING at an iron pin on the Robinson line, 178.4 feet east of Zet Court, at the southwest terminus of a 12 foot drive and running thence with the Robinson line S 53-30 E 27.6 feet to an iron pin at the corner of Tom and Delia Dillard property (Lot No. 2); thence with the line of that lot N 33-36 E 12.1 feet to an iron pin; thence N 53-30 W 27 feet to an iron pin at the northeast end of the 12 foot drive; thence with the end of the existing drive S 36-30 W 12 feet to the beginning, being the same property this day conveyed to the grantors by Moses Dillard by deed.

Deed recorded in Vol. 623 Page 282 Register of Mesne Conveyance for Greenville County.

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.