

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

MAR 24 1 46 PM 1965

MORTGAGE OF REAL ESTATE

BOOK 989 PAGE 498

OLLIE FARNSWORTH
R.M.C.

TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, We, Albert Q. Taylor, Jr. and Jack K. Taylor,

(hereinafter referred to as Mortgagor) is well and truly indebted unto Southern Bank and Trust Company

(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 Four Thousand and no/100-----

-----Dollars (\$ 4,000.00) due and payable

one (1) year from date

with interest thereon from date at the rate of 6% per centum per annum, to be paid: at maturity

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, Grove Township, containing 20.4 acres more or less as shown on a plat thereof of Albert Q. Taylor, dated August 18, 1961, by C. C. Jones, C. E., recorded in the R.M.C. Office for Greenville County in Plat Book ZZ at page 129 and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at a point in the center of a public road at its intersection with another public road and running thence along the common line of the Brown Tract the following courses and distances: N 20-15 E 557 feet to a stone; N 39-45 E 402 feet to a point; N 15-30 E 198 feet to the center of a creek; thence along the courses of said creek N 49-30 E 370 feet; S 73 E 311 feet to a point at corner of 15-acre parcel; thence along the common line of said parcel S 13-30 W 712 feet to an iron pin at apex of a triangle at corner of lands now or formerly of B. B. Young; thence S 26 W 551 feet to a point in center of said public road; thence N 89-15 W 690 feet along the center of said road to the point of beginning.

ALSO all that tract of land adjoining the above-described tract and shown on said plat as having the following metes and bounds:

BEGINNING at a point on the North side of a public road, thence N 26-45 W 580 feet to an iron pin at the apex of a triangle of land now or formerly owned by B. B. Young; thence N 13-30 E 712 feet to the center of a creek; thence S 84 E 610 feet to an iron pin on line of property now or formerly owned by E. B. Martin; thence S 1-45 W 1156 feet to an iron pin in center of public road; thence N 89 W 477 feet to an iron pin center of said public road being point of beginning.

ALSO all that piece, parcel or lot of land in Greenville Township, Greenville County, State of South Carolina, situated on the East side of Manly Street, and known as part of Lot No. 8, Block 6, as per plat of Boyce Land, and having the following metes and bounds, to-wit:

COMMENCING at an iron pin at corner of Manly Street and 15' alley and running thence S 15 $\frac{1}{4}$ E ~~50 feet~~ to a stake; thence N 64 E 105 feet to a stake; thence N 15 $\frac{1}{4}$ W 50 feet to an iron pin on 15' alley; thence S 64 W with said alley 105 feet to the beginning corner.

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 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.

PAID IN FULL & SATISFIED, this 28 day of Sept. 1966.

Southern Bank and Trust Company
Greenville, South CarolinaBy H. J. Almer Jr. - Earl LewisWitness Donna H. CokerMita G. Stowe

SATISFIED AND CANCELLED OF RECORD

18 DAY OF Nov. 1966

Ollie Farnsworth

R. M. C. FOR GREENVILLE COUNTY, S. C.

AT 11:07 O'CLOCK A. M. NO. 12774