

HORTON, DRAWDY, DILLARD, MARCHBANKS, FLEMING & BROWN, P. A., 307 PETTIGRU STREET, GREENVILLE, S. C. 29603

STATE OF SOUTH CAROLINA GREENVILLE CO. S. C.
COUNTY OF GREENVILLE

MORTGAGE OF REAL ESTATE

OCT 18 9 42 AM '70

TO ALL WHOM THESE PRESENTS MAY CONCERN:

OLLIE FARNSWORTH
R. M. C.

WHEREAS, GARY E. TAYLOR AND NOLA S. TAYLOR

(hereinafter referred to as Mortgagor) is well and truly indebted unto E. K. RATLIFF AND VIRGINIA K. RATLIFF

(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 Five Thousand Seven Hundred Seventy Eight and 22/100----- Dollars (\$ 5,778.22) due and payable ninety (90) days from date,

with interest thereon from date at the rate of 8% per centum per annum, to be paid: quarterly

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 lot of land, together with buildings and improvements now or hereafter constructed thereon, lying in the State of South Carolina, County of Greenville, on the western side of Hermitage Road shown as Lot 134 on a Plat of LAKE FOREST, SECTION III, recorded in the RMC Office for Greenville County in Plat Book GG at page 77, and being further described according to said plat as follows:

BEGINNING at an iron pin on the southwestern side of Hermitage Road at the joint corner of Lots 134 and 135 and running thence along the line of Lot 135, S. 45-07 W. 200 feet to an iron pin; thence N. 44-53 W. 112 feet to an iron pin at the corner of Lot 133; thence along the line of Lot 133, N. 45-07 E. 200 feet to an iron pin on the southwestern side of Hermitage Road; thence along Hermitage Road S. 44-53 E. 112 feet to the point of beginning.

The within mortgage is given as a part of the purchase price for the above described property on this date sold by the mortgagees herein to the mortgagors.

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.

Said and satisfied this 30th day of April 1971.

*E. K. Ratliff
Virginia K. Ratliff
Witness M. A. Roberts
L. W. Sears*

SATISFIED AND CANCELLED OF RECORD
10 DAY OF *May* 1971
Ollie Farnsworth
R. M. C. FOR GREENVILLE COUNTY, S. C.
AT *2:50* O'CLOCK P. M. NO. *26641*