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BOOK 1183 PAGE 509

STATE OF SOUTH CAROLINA
COUNTY OF Greenville

OLLIE FARNSWORTH
R. M. C.

MORTGAGE OF REAL ESTATE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, J. Randolph Taylor

(hereinafter referred to as Mortgagor) is well and truly indebted unto The Roe Company, Inc.

(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 Thirty-one Thousand, Two Hundred and no/100

Dollars (\$ 31,200.00) due and payable \$378.56 on April 1, 1971 and a like amount on the first day of each month thereafter for a total of 59 months, the remaining balance to be due and payable in full on April 1, 1976, payments to be applied first to interest then to principal, subject to certain discounts as set forth on said note, April 1, 1971

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

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, City of Greenville, and described as follows, to-wit:

BEGINNING at a point on the South Side of East Stone Avenue 161½ feet from the corner of said Avenue and Rowley Street; and running thence with said East Stone Avenue, S. 69-29 E., 58½ feet to an iron pin on said Avenue; thence S. 20-19 E., 175 feet to an iron pin; thence parallel with said Avenue, N. 69-29 W., 58½ feet to an iron pin; thence N. 20-19 E., 175 feet to the beginning corner. This property is located 161½ feet in an Easterly direction from the southeast intersection of Rowley Street and East Stone Avenue. This property is shown on the Greenville County Auditor's Block Book as 34-2-38.

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 June 14, 1971
Thomas A. Roe
Witness Gail H. Bagwell
Katina Ellis

SATISFIED AND CANCELLED OF RECORD
16 June 1971
Ollie Farnsworth
FOR GREENVILLE COUNTY, S. C.
10:26 O'CLOCK A. M. NO. 30461