

GREENVILLE, S. C.

BOOK 1204 PAGE 225

AUG 27 9 54 AM '71

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

STATE OF SOUTH CAROLINA

OLLIE FARNSWORTH
R. M. C.

MORTGAGE OF REAL ESTATE

COUNTY OF GREENVILLE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, J. RANDOLPH TAYLOR and SARAH D. TAYLOR

(hereinafter referred to as Mortgagor) is well and truly indebted unto FIRST PIEDMONT 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

THIRTY TWO THOUSAND THREE HUNDRED FORTY and no/100----Dollars (\$ 32,340.00) due and payable

in accordance with the terms thereof,

~~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:~~

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 tract or lot of land, together with buildings and improvements, in the City of Greenville, Greenville County, State of South Carolina, on the Southwestern side of East Prentiss Avenue, being known and designated as Lot No. 19, Block D, of a subdivision known as Cagle Park according to a plat thereof recorded in the RMC Office for Greenville County in Plat Book C, at page 238, and also a small portion of Lot No. 20, Block D, of said subdivision as shown on plat recorded in said RMC Office in Plat Book C, at page 12, and having, in the aggregate, according to plats of the property of J. Randolph Taylor made by Piedmont Engineering Service on May 9, 1949, and April 21, 1954, the following metes and bounds, to wit:

BEGINNING at an iron pin on the Southwestern side of East Prentiss Avenue in the front line of Lot No. 20, Block D, which pin is 623.35 feet from the intersection of East Prentiss Avenue and Augusta Street, and running thence S. 27-35 W., 70.55 feet to an iron pin; thence S. 29-57 W., 20.4 feet to an iron pin; thence S. 60-03 E., 0.05 feet to an iron pin in the original joint line of Lots Nos. 19 and 20, Block D; thence with the original line of said lots, S. 31-57 W., 61.85 feet, more or less, to an iron pin on a 12-foot alley; thence with said alley, S. 53-03 E., 17.2 feet to an iron pin; thence continuing with said alley, S. 61-03 E., 42 feet to an iron pin at the rear corner of Lot No. 18, Block D; thence with the line of Lot No. 18, Block D, N. 32-12 E., 157.1 feet to an iron pin on the Southwestern side of East Prentiss Avenue; thence with the Southwestern side of East Prentiss Avenue, N. 62-47 W., 60 feet to an iron pin; the original joint front corner of Lots 19 and 20, Block D; thence continuing along the Southwestern side of East Prentiss Avenue, N. 59-27 W., 5.65 feet to an iron pin, the beginning corner.

The within mortgage is junior in lien to a first mortgage covering the above described property owned by First Federal Savings & Loan Association of Greenville, South Carolina, recorded in the RMC Office for said County and State in Mortgage Book 876, Page 492, which has a present balance due of \$6,016.21.

The within mortgage secures a total note given by J. Randolph Taylor and Sarah D. Taylor and Clark Publishing Company to First Piedmont Bank and Trust Company dated August 23, 1971, in the sum of \$32,340.00 to the extent of \$24,255.00 and the mortgagors reserve the right to have the within mortgage satisfied in full upon payment to the above named mortgagee of a sum not exceeding \$24,255.00.

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.